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COLL. MORTGAGE

BOOK 1010 PAGE 083

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: Edward L. Groff

of
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto THE INDEPENDENT LIFE AND ACCIDENT INSURANCE COMPANY, a corporation organized and existing under the laws of Florida, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith; the terms of which are incorporated herein by reference, in the principal sum of Twenty-One Thousand and No/100 Dollars (\$ 21,000.00), with interest from date at the rate of six & one-half per centum (6½ %) per annum until paid, said principal and interest being payable at the office of The Independent Life and Accident Insurance Company in Jacksonville, Florida, or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Forty-One & 81/100 Dollars (\$ 141.81), commencing on the 15 day of January , 1967, and on the 15th day of each month thereafter until the principal and interest are fully paid.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville , State of South Carolina: on the eastern side of Wonderwood Drive, being shown as Lot No. 3 on a plat of Section 3 of Wildaire Estates, prepared by Piedmont Engineers and Architects, dated April 27, 1965 and revised October 1965, and recorded in Plat Book BBB at Page 92 in the R.M.C. Office for Greenville County, and also being shown as Lot 3 on a plat of Property of Edward L. Groff, dated December 10, 1966, prepared by J. C. Hill Surveyor, and having according to said latter plat the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Wonderwood Drive, joint front corner of Lots 3 and 4, and running thence with line of Lot 4, N. 76-32 E. 175 feet to iron pin at the joint rear corner of Lots 3 and 4; thence S. 13-28 E. 110 feet to the joint rear corner of Lots 2 and 3; thence with line of Lot 2, S. 76-32 W. 175 feet to an iron pin on Wonderwood Drive; thence with said Drive N. 13-28 W. 110 feet to the point of beginning.

Together with all and singular the rights, members hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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