

FILED
GREENVILLE CO. S. C.

1312 192

MAY 31 2 17 PM '74 MORTGAGE

DONNIE S. TANKERSLEY

STATE OF SOUTH CAROLINA }
COUNTY OF }
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

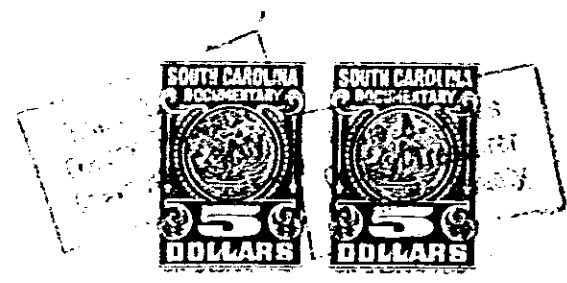
Frank D. Sellers of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

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 five thousand and no/100----- Dollars (\$ 25,000.00), with interest from date at the rate of Eight one-half per centum (8 1/2%) 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 Two hundred forty six and 19/100----- Dollars (\$ 246.19), commencing on the 1st day of July, 1974, and on the 1st 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:

All that piece, parcel or lot of land being shown as a portion of Lot 7 and all of Lot 6 of Taylor Heights on a plat of survey prepared by Carolina Surveying Company, dated May 22, 1974, fronting on Reid School Road and Velma Drive, and being described by metes and bounds according to said plat as follows:

BEGINNING at an iron pin at the joint front corner of Lots 5 and 6 on the Northern side of Reid School Road and running thence along the joint line of Lots 5 and 6 N 30-22 E 153 feet to an iron pin at the joint corner of Lots 5, 6, and 7; thence on a new line through Lot 7, N 88-57 E, 82.5 feet to an iron pin on Velma Drive; thence with the Western side of Velma Drive S 3-12 E 45 feet to an iron pin; thence with Velma Drive S 11-35 W 69 feet to an iron pin; thence S 18-58 W 60.3 feet to an iron pin; thence S 63-58 W 35.35 feet to an iron pin on Reid School Road; thence with the Northern side of Reid School Road N 62-03 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.