

GREENVILLE CO. S. C.

BOOK 592 PAGE 148

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 8 5 18 PM 1954

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Roland M. Holt and Miriam L. Holt**

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **Independent Life and Accident Insurance Company, A Florida Corporation** (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Seventy-One Hundred and No/100** - - -

DOLLARS (\$ 7,100.00),

with interest thereon from date at the rate of **Five (5%)** per centum per annum, said principal and interest to be repaid: at the office of the payee in **Jacksonville, Florida**, or at such other place as may be designated by the holder hereof in monthly installments of **\$56.15** each, payable respectively on the 8th day of **May** next hereafter and on the same day in each succeeding month until paid in full, said payments to be first applied in payment of monthly interest and the balance thereof upon and in reduction of principal with interest thereon from date at the rate of **Five (5%)** per cent, per annum to be computed and paid monthly until paid in full; all principal and interest not paid when due to bear interest at the rate of **7%** per annum.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee pursuant to the covenants herein and also in consideration of the further sum of **Three (\$3.00)** Dollars 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, his heirs, successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as **Lot 169**, as shown on **Plat of Sans Soucie Heights**, recorded in **Plat Book BB** at **Pages 90-91** and being more particularly described according to a recent survey prepared by **J. C. Hill** as follows:

BEGINNING at an iron pin in the Northern side of **Langston Drive** which pin is **282.8** feet East of the intersection of **Langston Drive** and **Merrilweather Street**; and is the joint front corner of **Lots 169 and 170** and running thence with the Northern side of **Langston Drive N. 77-44 E. 70.8** feet to an iron pin, corner of **Lot 168**; thence with line of said lot **N. 21-06 W. 175.6** feet to an iron pin; thence **S. 68-54 W. 70** feet to an iron pin, rear corner of **Lot 170**; thence with line of said lot **S. 21-06 E. 164.8** feet to the point of beginning.

BEING the same property conveyed to the Mortgagors by **James L. Duncan** by deed to be recorded herewith.

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 any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.