

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Madolyn H. Binder

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

WHEREAS, the Mortgagor is well and truly indebted unto Independent Life & 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 Ten Thousand and No/100 - -

DOLLARS (\$ 10,000.00),

with interest thereon from date at the rate of Five 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 \$79.08 each, payable respectively on the 30th day of September 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, in the City of Greenville, being known and designated as a portion of lot No. 7, of Block C, as shown on a plat of Cagle Park, recorded in Flat Book C at Page 232, and being more particularly described according to a recent survey prepared by C. C. Jones, Eng., as follows:

"BEGINNING at an iron pin in the Northern side of East Prentiss Avenue, joint front corner of lots 6 and 7, Block C, which pin is 273.3 feet from the intersection of East Prentiss Avenue and Augusta Road, and running thence with joint line of said lots, N. 29-40 W. 158.9 feet to an iron pin; thence N. 86-03 E. 63 feet to iron pin corner of Ashmore Property; thence with said property, S. 29-16 E. 64.1 feet to iron pin; thence still with line of Ashmore Property, S. 22-58 E. 93 feet to iron pin in the Northern side of East Prentiss Avenue; thence with the Northern side of East Prentiss Avenue, N. 89-58 W. 52 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by two deeds, recorded in Volume 283 at Page 337, and Volume 506 at Page 543.

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.