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FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 22 10 30 AM 1954
MORTGAGE

ELLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. C. Burns

(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-five Hundred and No/100**

DOLLARS (\$ 7500.00),

with interest thereon from date at the rate of **Five (5%)** per centum per annum, said principal and interest to be repaid: **PAYABLE:** at the office of the payee in Jacksonville, Florida, or at such other place as may be designated by the holder hereof in monthly installment of \$59.31 each, payable respectively on the 22nd day of November 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, on the south side of Old Spartanburg Road being known and designated as Lot 8 and the major portion of Lot 9 as shown on a plat of property of W. B. Smith recorded in Plat Book "I" at Page 144, and being more particularly described according to a recent survey prepared by C. C. Jones, Engineer, October 18, 1954, as follows:

"BEGINNING at an iron pin in the south side of the Old Spartanburg Road at the joint front corner of Lots 7 and 8 and running thence with the joint line of said lots S. 17-15 E. 858 feet to an iron pin; thence S. 68-15 W. 993 feet to an iron pin on line of property now or formerly of Don B. Green; thence with the line of said property N. 5-48 W. 517.4 feet to an iron pin in line of lot previously sold to J. Charles Burns; thence with the line of said lot N. 78 E. 231 feet to an iron pin; thence still with the line of said lot N. 11-20 W. 485 feet to iron pin the south side of Old Spartanburg Road; thence with said road N. 67-15 E. 206 feet to iron pin; thence still with said road N. 73-30 E. 175.5 feet to an iron pin; thence still with said lot N. 83-30 E. 170 feet to the point of beginning."

Being a portion of the premises conveyed to the mortgagor by M. L. and Ethel W. Ashmore by deed recorded in Deed Book 291 at Page 227.

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.