

BOOK 710

FILED
GREENVILLE CO. S. C.

MORTGAGE APR 15 12 00 PM 1957

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

OLLIE F. WORTH
R.M.O.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

William R. Williams 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 **SEVEN THOUSAND EIGHT HUNDRED AND no/100** Dollars (\$ **7,800.00**), with interest from date at the rate of **Five & one-half** per centum (**5½** %) 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 **Sixty-Four and no/100** Dollars (\$ **64.00**), commencing on the **15th** of **May**, 19 **57**, 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:

Lying on the Southeast side of East North Street in the City of Greenville, being known and designated as Lot 13, College Heights, recorded in Plat Book EE at page 23, being more particularly shown as property of William R. Williams according to a survey prepared by J. C. Hill in April, 1957 and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the Southeast side of East North Street at the joint front corner of Lots 13 and 14 and running thence with the line of said lots, S. 33-10 E. 200 feet to an iron pin; thence S. 56-50 W. 75 feet to an iron pin, rear corner of Lot 12; thence with the line of said lot N. 33-10 W. 200 feet to an iron pin on the Southeast side of East North Street; thence with the Southeast side of said street N. 56-50 E. 75 feet to the beginning corner.

Being same property conveyed to mortgagor by deed of Perry S. Luthi, builder and contractor, 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 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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