

MORTGAGE FEB 13 4 32 PM 1958

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

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES W. HOWARD AND CALVIN L. ADDIS

GREENVILLE, SOUTH CAROLINA

of
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 **Seventy-six Hundred and No/100** ----- Dollars (\$ **7600.00**), with interest from date at the rate of **five & three-fourths** ~~per~~ ^{annum} **5 3/4** 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-three and 12/100** ----- Dollars (\$ **63.12**), commencing on the **15** day of **March**, 19**58**, and on the **15** 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 certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being known as Lot 12 on plat of property of Fairfield Acres recorded in Plat Book FF at Page 109, in the R. M. C. Office for Greenville County, and having according to a more recent ^{survey} by R. W. Dalton, Engineer, dated February, 1958, the following metes and bounds, to-wit:

Beginning at an iron pin 242 feet west of the intersection of Paper Mill Road and Lanford Drive at the joint front corner of Lots 11 and 12 and running thence with the line of Lot 11 S. 2-50 W. 150 feet to an iron pin; thence N. 86-42 W. 75 feet to an iron pin at joint rear corner of Lots 12 and 13; thence with Lot 13 N. 2-50 E. 150 feet to an iron pin on Lanford Drive; thence with said Lanford Drive S. 86-42 E. 75 feet to the point of beginning.

Being the same premises conveyed to the mortgagors by deed 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK PAGE 216

SATISFIED AND CANCELLED OF RECORD
DAY OF 19 58
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:00 O'CLOCK M. NO.