

MORTGAGE

APR 23 4 21 PM 1959

CLERK OF THE COURT  
GREENVILLE, S. C.

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Jesse Thomas Cox of Greenville, S. C. 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 Nineteen Thousand Five Hundred and No/100 Dollars (\$19,500.00), with interest from date at the rate of Five & One-Fourth centum (5 1/4 %) 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 One Hundred Sixteen and 86/100----- Dollars (\$116.86), commencing on the 1 day of June, 1959, and on the 1 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 lot of land in Butler Township, Greenville County, State of South Carolina, on the northeast corner of McCarter Avenue and Drexel Avenue, near the City of Greenville, being shown as lot # 36 on a plat of Lake Forest Heights recorded in Plat Book GG at Page 153, and being more particularly described according to a survey made by J. C. Hill dated April 16, 1959, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the Eastern side of Drexel Avenue, front corner of lot # 35, and running thence with the line of said lot, S. 87-16 E. 199.8 feet to iron pin; thence S. 3-29 W. 144.1 feet to iron pin on the eastern side of McCarter Avenue; thence with McCarter Avenue, S. 87-22 W. 101.6 feet to a point; thence still continuing with said Avenue, N. 73-20 W. 75 feet to a point at corner of the intersection of McCarter Avenue and Drexel Avenue; thence with the curve of the intersection, the chord of which is N. 35-18 W. 39.5 feet to a point on the Eastern side of Drexel Avenue; thence with said Avenue, N. 2-44 E. 105 feet to the beginning corner.

Being the same premises conveyed to the mortgagor by deed recorded in Book of Deeds 622 at Page 163.

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 40 PAGE 727

SATISFIED AND PAID BY DEED  
130  
BY OR *Ang* 76  
*Donnie J. Satterfield*  
Z. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 4:45 O'CLOCK P. M. NO. 4361