

BOOK 817 PAGE 54

MORTGAGE
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss: FEB 23 8 50 AM 1960

TO ALL WHOM THESE PRESENTS MAY CONCERN:
JAMES J. HILL, JR. 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 Ten Thousand and No/100 ----- Dollars (\$10,000.00), with interest from date at the rate of six per centum (6 %) 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 Seventy-One and 65/100 ----- Dollars (\$ 71.65), commencing on the 1st day of April, 1960, and on the 1st 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:

being known and designated as Lot No. 4 on Plat of property of Wachovia Forest recorded in Plat Book NN, at page 88, R.M.C. Office for Greenville County, and having, according to a more recent Survey by J. C. Hill, Eng., dated February 1960, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Kathryan Court, joint front corner of Lots Nos. 3 and 4, and running thence with said Kathryan Court, S. 89-29 E. 70 feet to an iron pin, joint front corner of Lots Nos. 4 and 5; thence with the line of Lot No. 5, S. 0-31 W. 186.7 feet to an iron pin; thence N. 85-02 W. 70.2 feet to an iron pin, joint rear corner of Lots Nos. 3 and 4; thence with the line of Lot No. 3, N. 0-31 E. 181.3 feet to the point of beginning

Being the same property conveyed to the Grantor by W. H. Hamby by Deed of even date 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 37 PAGE 476

SATISFIED AND CANCELLED BY REC'D
30 March 76
James J. Hill, Jr.
at 10:07 a.m. 24842