

MORTGAGE

JAN 5 4 35 PM 1961

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
William Schwiers, Jr.

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 **Twenty Two Thousand and no/100** Dollars (\$22,000.00), 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 **One Hundred Forty One and 75/100** Dollars (\$141.75), commencing on **1st** day of **February**, 1961, 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:

All that certain tract of land containing 3.56 acres, lying at the Northeastern corner of Parkins Mill Road (formerly Conestee Road) and Taylor Street, as shown on a Plat of the Property of William Schwiers, Jr., made by R. B. Burns, R.L.S. on December 16, 1960, recorded in Plat Book UN at Page 166 in the R. M. C. Office for Greenville County and being further described according to said plat as follows:

BEGINNING at an iron pin at the Northeastern intersection of Parkins Mill Road and Taylor Street which point is the southwestern corner of a 104 acre tract owned by William Schwiers, Jr., and running thence along the eastern side of Taylor Street, N. 13-05 W. 465.2 feet to an iron pin; thence along the line of other property of William Schwiers, Jr. N. 76-55 E. 334.6 feet to an iron pin; thence continuing with Schwiers property S. 02-07 E. 352.3 feet to a point; thence S. 26-33 E. 184 feet to an iron pin on the Northern side of Parkins Mill Road which point is located 614 feet, more or less, from the Southeastern corner of a 104 acre tract owned by William Schwiers, Jr.; thence continuing along the Northern side of Parkins Mill Road, S. 85-48 W. 71.5 feet to a point; thence continuing along said Road S. 86-56 W. 130.7 feet to a point; thence continuing along said Road N. 89-58 W. 114 feet to the beginning corner.

Being a portion of a 104 acre tract conveyed to the Mortgagor by deed recorded in Deed Book 545 at Page 44 at the R. M. C. Office for Greenville County and lying in the Southwestern corner of said tract.

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.

*Handwritten signature/initials in the left margin.*