

JAN 11 2 49 PM 1962

MORTGAGE

OLLIE F. WORTH
R.M.O.

STATE OF SOUTH CAROLINA, }
COUNTY OF } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ellison G. Webster and Wilkins Norwood
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 Thirteen Thousand and No/100 Dollars (\$ 13,000.00), 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 Twenty and 22/100 Dollars (\$ 120.22), commencing on the 15 day of February, 1962, 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 lot of land on the Eastern side of Church Street in the City of Greenville, being a portion of Lot 39, 40 and 41 of Block C as shown on plat of Gagle Park recorded in Plat Book C at Page 238 and according to a survey made by C. O. Riddle on December 30, 1961 is described as follows:

BEGINNING at an iron pin on the eastern side of Church Street approximately 5 feet South from Tindal Avenue at the corner of Lot 38 and running thence with the line of said lot, S. 8-10 E, 146.1 feet to an iron pin in line of lot No. 8; thence with said lot, S. 88-39 W. 73.8 feet to an iron pin at the corner of Lot No. 7; thence with the line of said lot S. 73-42 W. 34.8 feet to iron pin on Church Street; thence with the Eastern side of Church Street, N. 28-56 E. 178.4 feet to beginning corner.

Being the same property conveyed to the mortgagor by deeds recorded in Deed Book 685 at Page 21 and Deed Book 685 at Page 23.

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 whatsoever lawfully claiming the same or any part thereof.