

MORTGAGE

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF

TO ALL WHOM THESE PRESENTS MAY CONCERN: Walter L. Pickell, 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 Sixty-Five Thousand and No/100 - - - - - Dollars (\$ 65,000.00), 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 Five Hundred Forty-Eight and 54/100 - - - Dollars (\$ 548.54) commencing on the 15 day of August, 1962, and on the 15th 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: On the Northeastern corner of

Rutherford Street and Croft Street in the City of Greenville and according to a survey made by Pickell & Pickell on March 23, 1962 is described as follows:

BEGINNING at an iron pin at the northeastern corner of Rutherford Street and Croft Street and running thence with the Eastern side of Rutherford Street, N. 1-41 E. 138.8 feet to an iron pin; thence S. 85-39 E. 197.2 feet to an iron pin on an alley; thence with the western side of said alley, S. 1-41 W. 69.3 feet to an iron pin; thence N. 85-39 W. 50 feet to an iron pin; thence S. 1-41 W. 69.3 feet to an iron pin on Croft Street; thence with the northern side of Croft Street, N. 85-39 W. 147 feet to beginning corner.

Being a portion of the property conveyed to the Mortgagor by deed recorded in Deed Book 555 at Page 439 and Deed Book 497 at Page 328.

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.

H.C.-85-1

For Satisfaction see R. E. M. Book 1070 Page 465

RECORDED AND INDEXED BY
27 Sept 67
Ellie Farnsworth
4:26 P. no. 4257