

**MORTGAGE**

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

DEC 31 11 36 AM 1963

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Joseph J. Shabkie

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 Ten Thousand and no/100---- four ths (5-3/4) Dollars (\$10,000.00), with interest from date at the rate of Five & three- per centum ( %) 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 Eighty Three and 05/100----- Dollars (\$83.05), commencing on the 1st day of February, 1964, 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 75 on plat of the property of Rockwood Park recorded in Plat Book S at pages 168 and 169 in the RMC Office for Greenville County, and having according to a more recent survey by J. C. Hill dated December 28, 1963, the following metes and bounds:

BEGINNING at an iron pin on the Southeast side of Rockwood Drive, at the joint front corner of Lots 74 and 75 and running thence with the line of Lots 74 and 73 and 72, S. 51-34 E. 278.5 feet to an iron pin; thence S. 44-17 W. 80.4 feet to an iron pin at joint rear corner of Lots 75 and 76; thence with the line of Lot 76, N. 51-34 W. 254.2 feet to an iron pin on Rockwood Drive; thence with said Drive, N. 27-06 E. 80 feet to the point of Beginning.

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.