

**MORTGAGE**

1968 JUN 9 3 41 PM

STATE OF SOUTH CAROLINA, }  
COUNTY OF **Greenville** } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**Beatrice F. Champion** of  
**Greenville County, 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 **Eighteen Thousand and no/100-----** Dollars (\$ **18,000.00--**) with interest from date at the rate of **seven-----** per centum (**--7%**) 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 Thirty-nine and 56/100-----** Dollars (\$ **139.56---** ), commencing on the **15** day of **June**, 19 **68** 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 those lots of land on the western side of Montis Drive and the southern side of Merrydale Lane near the City of Greenville; being shown as Lot 4 and a portion of Lots 5 and 7 as shown on plat of Pinehurst recorded in Plat Book PP at page 39, and according to survey made by R. W. Dalton, May 1968, being more fully described as follows:

Beginning at an iron pin on the western side of Montis Drive 125 feet south from Merrydale Lane; thence with the western side of Montis Drive, S 0-58 E 140 feet to corner of Lot 3; thence with line of said lot, S 89-02 W 320 feet to an iron pin; thence N 19-34 W 95 feet to an iron pin in line of Lot 8; thence with line of Lots 8 and 7, N 89-02 E 91 feet to an iron pin; thence N 0-58 W 204.8 feet to an iron pin on Merrydale Lane; thence with the southern side of said Lane, S 87-31 E 80.2 feet to an iron pin at corner of Lot 6; thence with lines of Lots 5 and 6, S 0-58 E 150 feet to an iron pin; thence N 89-02 E 180 feet to the beginning corner.

Being the same property conveyed to the mortgagor by deed to Beatrice F. Palmer by deed recorded in Deed Book 285, page 336, and by deed to Mrs. B. V. Palmer (same as Beatrice F. Palmer) recorded in Deed Book 763, page 387. The mortgagor has since married and her name is now Beatrice F. Champion.

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.