

MORTGAGE

FILED
GREENVILLE CO. S. C.

BOOK 705 PAGE 129

FEB 15 10 02 AM 1957

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

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, James R. Styles and Ellen G. Styles
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 **Sixteen Thousand Three Hundred and No/100 - - - -** Dollars (\$16,300.00), with interest from date at the rate of **Five** per centum (5 %) 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 Seven and No/100- - - -** Dollars (\$107.00), commencing on the **15** day of **March**, 19 **57**, 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 certain piece, parcel or lot of land in Greenville County, State of South Carolina, on the Northwest corner of the intersection of Arbutus Trail and Lockwood Avenue, in the City of Greenville, being known and designated as lot # 49, on a plat of Elletson Acres, Section A, recorded in Plat Book EE at Page 161, and being more particularly described according to a plat of the property of James R. Styles and Ellen G. Styles, prepared by R. W. Dalton dated February 1957, as follows:

BEGINNING at an iron pin on the Western side of Lockwood Avenue, center line of a creek, and running thence with the creek as the line, S. 57-29 W. 82 feet to a point, rear corner of lot # 48; thence S. 6-15 E. 20 feet to an iron pin; thence continuing S. 6-15 E. 191 feet to an iron pin on the North side of Arbutus Trail; thence with the North side of Arbutus Trail, N. 58-40 E. 84.7 feet to an iron pin; thence with the curve of the intersection of Arbutus Trail and Lockwood Avenue, the chord of which is N. 22-34 E. 32.7 feet to an iron pin on the Western side of Lockwood Avenue; thence with the Western side of Lockwood Avenue, N. 13-32 W. 163 feet to an iron pin; thence continuing with the West side of Lockwood Avenue, N. 13-32 W. 16 feet to the point of beginning.

Being the same premises conveyed to the mortgagors by Analane C. Gibson by deed to be recorded.

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.