

MORTGAGE FEB 13 4 34 PM 1958

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

OLLIE F. WORTH
R. M. O.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES PAUL GARRETT, JR., of
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 **Fifty-one Hundred and No/100** ----- Dollars (\$ **5100.00**), 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 **Fifty-one and No/100** ----- Dollars (\$ **51.00**), commencing on the **15** day of **March**, 19 **58** 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 the State of South Carolina, County of Greenville, lying on the eastern side of Link Street near the City of Greenville, being shown as part of Lot 3 on a plat of property of Looper & Yown recorded in Plat Book F at Page 48, being more particularly shown on plat of the property of James Paul Garrett, Jr., prepared by R. W. Dalton, dated February, 1958, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the eastern side of Link Street at the front corner of Lot 2 which pin is N. 20-18 W. 482.6 feet from the intersection of said street with Bent Bridge Road and running thence with the eastern side of said road N. 20-18 W. 50 feet to an iron pin front corner of Lot 4; thence with the line of said lot N. 69-00 E. 133 feet to an iron pin in the line of Lot 3; thence across said lot S. 20-18 E. 50 feet to an iron pin in the line of Lots 2 and 3; thence with the line of said lots S. 69-00 W. 133 feet to an iron pin on the eastern side of Link Street.

ALSO: All the mortgagor's right, title, and interest in and to that portion of Link Street lying in front of the above lot extending to the center line of said street and being 17 feet, more or less, in width.

Being the same premises conveyed to the mortgagor by deed of J. W. Mize 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.