

FILED
GREENVILLE CO. S. C.
MORTGAGE
JAN 9 9 37 AM 1964

BOOK 945 PAGE 259

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }^{SS:}

OLLIE FURNBORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Alvin Locke and Ellen Sue M. Locke

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 Six Thousand and No/100 ----- Dollars (\$ 6,000.00), 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 Fifty and 64/100 Dollars (\$ 50.64), commencing on the 15 day of February, 1964, 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 piece, parcel or lot of land in Greenville County, State of South Carolina, being shown and designated as Lot No. 9 on plat of property of Capitol City Real Estate, recorded in Plat Book M at Page 95 in the RMC Office for Greenville County, and having according to a recent survey by J. C. Hill, dated December 28, 1963, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeastern side of Ghana Drive, joint front corner of Lots Nos. 9 and 10, and running thence with line of Lot No. 10, N. 67-45 E. 150 feet to an iron pin; thence N. 17 W. 62.6 feet to an iron pin, joint rear corner of Lots Nos. 8 and 9; thence with line of Lot No. 8, S. 67 W. 150 feet to an iron pin on Ghana Drive; thence with said Ghana Drive S. 17 E. 60 feet to the point of beginning.

Being the same property conveyed to the mortgagors by deed of Perry S. Luthi, as Trustee for Kull Trust, to be recorded herewith.

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.