

NOV 16 4 10 PM 1953

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **B. Jack Foster**

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **Independent Life & Accident Insurance Company, a Florida Corporation** (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Twenty-Five Thousand and No/100**

DOLLARS (\$25,000.00),

with interest thereon from date at the rate of **Five** per centum per annum, said principal and interest to be repaid: **At the office of the payee in Jacksonville, Florida, or at such other place as may be designated by the holder hereof in monthly installments of \$265.77 each, payable respectively on the 16th day of December next hereafter, and on the same day in each succeeding month until paid in full, said payments to be first applied in payment of monthly interest and the balance thereof upon and in reduction of principal, with interest thereon from date at the rate of Five per cent, per annum, to be computed and paid monthly, until paid in full, all principal and interest not paid when due to bear interest at the rate of 7% per annum.**

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee pursuant to the covenants herein and also in consideration of the further sum of **Three (\$3.00) Dollars** 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, his heirs, successors and assigns:

"All that certain piece^s/parcel^s/or lot^s of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as a portion of lots 58 and 59, and lots 62, 63 and 64, Block D, as shown on a plat of East Park Addition to Boyce Addition, recorded in Plat Book A at Page 383; the portion of lots 58 and 59 above referred to are also known as lots 6, 7 and 8 as shown on plat of property of R. M. Dacus, recorded in Plat Book I at Page 89, and lot 62 above referred to is also shown as lot 62 on a plat of property of G. B. Lee, Trustee, recorded in Plat Book H at Page 262, said premises being more particularly described in their entirety according to a recent survey prepared by R. W. Dalton, in October 1953, as follows:

"BEGINNING at an iron pin on the South side of East Washington Street, which pin is 174.3 feet Southwest from the intersection of East Washington Street and Laurens Road, and running thence S. 52-45 E. 86.2 feet to iron pin; thence S. 48-30 W. 49.7 feet to an iron pin; thence S. 53-10 E. 134 feet to iron pin in the Northwest side of Boyce Springs Avenue; thence with said Avenue, S. 38-26 W. 50 feet to iron pin; thence still with said Avenue, S. 43-15 W. 63.8 feet to iron pin; thence still with said Avenue, S. 85-54 W. 56 feet to iron pin, corner of lot 65; thence N. 51-30 W. 111.8 feet to iron pin; thence N. 48-30 E. 26 feet to iron pin; thence N. 29-30 W. 115 feet to iron pin in the South side of East Washington Street; thence with said Street, N. 60-30 E. 136 feet to the point of beginning. Said premises being the same conveyed to the mortgagor by the following deeds: Volume 302, Page 218; Volume 303, Page 248; Volume 247, Page 282; Volume 238, Page 10; see also Volume 488, Page 194."

ALSO, "All those other pieces, parcels or lots of land situate, lying and being in the State and County aforesaid, in the City of Greenville, on the Southwest side of Stone Avenue By-Pass, being known and designated as lots 1, 2, 3 and 4 of Block B, as shown on plat of property of City of Greenville, recorded in Plat Book S at Page 9, and being more particularly described in the aggregate as follows as shown on a recent survey prepared by R. W. Dalton, November 1953;

"BEGINNING at an iron pin at the intersection of Stone Avenue By-Pass and East Avenue, and running thence with East Avenue, S. 70-39 W. 54.1 feet to iron pin in the Northeast side of East Park Avenue; thence with said Avenue, N. 40-15 W. 94 feet to iron pin; thence continuing with said Avenue, N. 49-14 W. 9.2 feet to iron pin, corner of lot 5; thence with line of said lot, N. 48-53 E. 50 feet to iron pin in the Southwest

(Concluded on Page of Mortgage)
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 any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.