

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:
E. W. DUCKWORTH
GREENVILLE, SOUTH CAROLINA

OCT 9

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 SEVENTY THOUSAND AND NO/100 Dollars (\$ 70,000.00), 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 SIX HUNDRED EIGHTY THREE AND 13/100 Dollars (\$ 683.13), commencing on the 15 day of November 19 61 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 lot of land in Greenville County, State of South Carolina, at the eastern corner of Chapman Road and Mills Avenue Extension, near the City of Greenville, and according to survey made by J. C. Hill on October 3, 1961, is described as follows:

BEGINNING at an iron pin at the eastern corner of Mills Avenue Extension and Chapman Road, and running thence with the southeastern side of Mills Avenue Extension, N. 70-01 E. 226.6 feet to iron pin; thence S. 19-30 E. 150 feet to iron pin; thence N. 70-30 E. 100 feet to iron pin; thence S. 60-35 E. 33.5 feet to iron pin; thence S. 25-16 W. 189.1 feet to iron pin on Chapman Road; thence with the northeastern side of said road, N. 60-35 W. 100 feet and N. 36-13 W. 272 feet to iron pin at the intersection of Mills Avenue Extension; thence with the curve of the intersection, the chord of which is N. 22-20 E. 19.2 feet to the beginning corner.

Being the same premises conveyed to the mortgagor by deed recorded in Book of Deeds 858 at Page 285.

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.

For Satisfaction See C. E. M. Book 9 + 6 Page 566

*23 Jan. 62
Willie Harrison with
9:41 No. 257 dot*