

Mortgage of Real Estate

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLEFILED
GREENVILLE CO. S. C.

MAY 6 4 11 PM 1956

OLLIE FARNSWORTH

THIS MORTGAGE, made this 6th day of July, 1956, betweenM. E. DURHAM

hereinafter called the mortgagor and SHENANDOAH LIFE INSURANCE COMPANY, with its principal office in the City of Roanoke, Virginia, hereinafter called the mortgagee.

WITNESSETH:

WHEREAS the mortgagor in and by his certain promissory note in writing, of even date herewith is well and truly indebted to the mortgagee in the full and just sum of Fourteen Thousand and no/100 - - - - - DOLLARS (\$14,000.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 5th day of August, 1956, and a like amount on the 5th day of each successive month thereafter, which payments shall be applicable first to interest and then to principal, with the balance of principal and interest, if not sooner paid, due and payable on the 5th day of July, 1976.

AND WHEREAS it is mutually agreed that the security of this mortgage shall extend to and cover any additional loan made by the mortgagee, at its option, to said mortgagor or any of his successors in ownership of the real estate hereby conveyed; provided, that the total indebtedness to be secured hereby shall not exceed the original face amount of this mortgage and, provided further, that the maturity of such additional debt shall not be later than the time specified for the payment of the original debt secured hereby. This paragraph shall not however, in any way restrict advancements for taxes and insurance premiums provided for elsewhere in this mortgage. It is further mutually agreed that upon breach of any warranty against encumbrances contained in any application for an additional loan the mortgagee may declare all notes secured hereby immediately due and payable and may foreclose this mortgage.

NOW, THEREFORE, the mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to him in hand paid by the mortgagee at and before the sealing and delivery of this mortgage, the receipt of which is hereby acknowledged, by these presents hereby bargains, sells, grants and releases unto the said SHENANDOAH LIFE INSURANCE COMPANY:

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina known and designated as Lot No. 4, subdivision known as White Horse Heights, property of C. E. Lloyd, as shown on plat prepared by C. E. Jones, Engineer, December 20, 1952, and having according to a recent survey by Ted Adams, Engineer, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeast side of Range View Drive at the joint front corner of Lots 4 & 5, the point of beginning being 157.1 feet to Vale Street, and running thence with the joint line of Lots 4 and 5, S. 30-35 E. 165.4 feet to a point in line of Lot No. 4 the joint rear corner of Lots 5 and 6; running thence with the joint line of Lots 4 and 6, S. 33-45 E. 92.1 feet to an iron pin in the line of Lot No. 4, the joint rear corner of Lots 6 and 7; and running thence thence with the joint line of Lots 4, 7, 8, S. 15-10 E. 173.9 feet to an iron pin to joint rear corner of Lots 4 and 8; running thence S. 76-22 W. 60 feet to an iron pin joint rear corner of Lots 3 and 4; and running thence with joint line of said Lots 3 and 4, N. 44-37 W. 259.4 feet to an iron pin; thence N. 62-17 W. 80 feet to an iron pin on the southeast side of Range View Drive; thence with Range View Drive, N. 14-21 E. 28.7 feet to an iron pin; thence N. 7-23 E. 49.1 feet to an iron pin; thence N. 21-10 E. 37.9 feet; thence N. 47-30 E. 35 feet to an iron pin; thence N. 60-0 E. 90.8 feet to an iron pin to the beginning corner.