

AUG 21 3 23 PM 1968

BOOK 1100 PAGE 565

CLERK OF COURTS
Mortgage of Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

THIS MORTGAGE, made this 21st day of August, 1968, between
James A. Sink, Jr. and Donna H. Sink

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 -----
Twenty Three Thousand and no/100-- DOLLARS (\$ 23,000.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 1st day of October, 1968, and a like amount on the 1st 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 1st day of September, 1993.

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 lot of land situate on the Southwestern side of Randy Drive, in the State of South Carolina, Greenville County, being shown as Lots 27 and 28 on a plat of Section II of Edwards Forest, said plat being dated March, 1957, prepared by Dalton & Neves, and recorded in Plat Book RR at page 20 in the RMC Office for Greenville County, and also being shown as Lots 27 and 28 on a plat of the property of James A. Sink, Jr. and Donna H. Sink, dated August 8, 1968, prepared by William R. McCoy and having according to said latter plat the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Randy Drive, at the joint front corner of Lots 26 and 27 and running thence with the line of Lot 26, S. 67-28 W. 200 feet to an iron pin at the joint rear corner of Lots 26 and 27; thence N. 22-32 W. 200 feet to an iron pin at the joint rear corner of Lots 28 and 29; thence with the line of Lot 29, N. 67-28 E. 200 feet to an iron pin on Randy Drive; thence with the right of way of said Drive, S. 22-32 E. 200 feet to the point of Beginning.

Being the same property conveyed to Mortgagors by deed recorded in Deed Book 841 at page 402.