

OLLIE FARNSWORTH  
R. M. C.**Mortgage of Real Estate**

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLETHIS MORTGAGE, made this 3rd day of May, 1955, between  
E. J. Phillips and Frances J. Phillips

hereinafter called the mortgagor and SHENANDOAH LIFE INSURANCE COMPANY, INCORPORATED, 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 Twelve Thousand and No/100 DOLLARS (\$12,000.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 3rd day of June, 1955, and a like amount on the 3rd 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 3rd day of May, 1975.

AND WHEREAS it is mutually agreed that the security of this mortgage shall extend to and cover any additional loan made by the mortgagee 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, INCORPORATED:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as a portion of the property of Mertie F. Eicholz according to a plat of the property made by C. O. Riddle in December, 1953, and having according to a more recent survey of the property of E. J. Phillips by T. C. Adams, Engineer, on April 29, 1955, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Ike's Road at the joint front corner of property of Christopher and mortgagors and running thence with the line of Christopher N. 11-15 W. 441 feet to an iron pin; thence with other property of mortgagors N. 81-08 E. 158.7 feet to an iron pin, which iron pin is 25 feet west of the property of Briggs; thence S. 16-15 E. 444.5 feet to an iron pin on Ike's Road, which pin is 25 feet west of the Briggs property; thence with Ike's Road S. 81-08 W. 197.5 feet to an iron pin, the beginning corner.

Being a portion of the property conveyed to the mortgagors by deed redorded in Deed Book 490 at Page 467.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 1 PAGE 601

SATISFIED AND CANCELLED OF RECORD  
6 DAY OF Aug 1971  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 4:42 O'CLOCK P BY NO. 3973

197.5  
222.5