

## Mortgage of Real Estate

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS MORTGAGE, made this 25 day of August, 19 55, between Luther B. Beeks, Jr.

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 Seven Thousand Four Hundred DOLLARS (\$ 7,400.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 23rd day of September, 1955, and a like amount on the 23rd 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 23rd day of August, 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 Township, Greenville County, state of South Carolina, being known and designated as Lot No. 33 of subdivision known as Leawood, which plat is recorded in the R. M. C. Office for Greenville County, South Carolina in plat book J at pages 18 and 19, and having according to a recent survey by T. C. Adams, Engineer, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeast side of Edgewood Avenue, being joint front corner of Lots 33 and 34, the point of beginning being 383 feet to Forest Lane and running thence with the joint line of Lots 33 and 34, N. 33-54 E. 168.4 feet to an iron pin joint rear corner of Lots 33, 34, 52 and 53; thence with the rear line of lot No. 53, S. 55-41 E. 77.1 feet to an iron pin joint rear corner of lots 32, 33, 53 and 54; thence with the joint line of lots 32 and 33, S. 33-54 W. 169 feet to an iron pin on Edgewood Avenue; being joint front corner of Lots 32 and 33; thence with Edgewood Avenue N. 55-18 W. 77 feet to the beginning corner.

This being the same property conveyed to mortgagor by Eugene Rackley by deed to be recorded herewith.