

FEB 23 3 59 PM 1956

Mortgage of Real Estate

STATE OF SOUTH CAROLINA

COUNTY OF GreenvilleTHIS MORTGAGE, made this 23 day of February, 1956, between
Horace Smith and Jessie Mae Smith

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 Seven Thousand
DOLLARS (\$7,000.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 20th day of March, 1956, and a like amount on the 20th 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 20th day of February, 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 certain piece, parcel or lot of land in Greenville Township, Greenville County, state of South Carolina, on Julien Avenue, being known and designated as a portion of lot No. 39, as shown on plat of J. R. Yown property made by W. J. Riddle Surveyor, recorded in the R. M. C. Office for Greenville County in plat book J pages 258 and 259, 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 Julien Avenue, joint front corner of lots 38 and 39, and running thence with Julien Avenue N. 31-05 W. 100 feet to an iron pin corner of new line running through lot No. 39, and said point being 100 feet to Easley Bridge Road and running thence with a new line through lot 39, N. 60-0 E. 89.7 feet to an iron pin; thence S. 30-55 E. 100 feet to an iron pin joint rear corner of Lots 38 and 39; thence with the line of lot 38, S. 60-0 W. 89.4 feet to an iron pin on Julien Avenue, the beginning corner.

This being the same property conveyed to Horace Smith and Omer Smith by deed recorded in volume 309 page 441 of the R. M. C. Office for Greenville County.