

Mortgage of Real Estate

FILED
GREENVILLE CO. S. C.

AUG 17 1956

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS MORTGAGE, made this 20th day of August, 1956, between
FRED E. MOSELEY AND LOUISE D. MOSELEY

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 Fifteen Thousand and no/100 - - - - - DOLLARS (\$15,000.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 16th day of September, 1956, and a like amount on the 16th 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 16th day of August, 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 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 piece, parcel or lot of land situate on the southwest side of Crestline Road, near the city of Greenville in Paris Mountain Township, Greenville County, State of South Carolina, being known and designated as Lot No. 35, Block A, on plat of Hillendale Heights, made by T. M. Welborn, Surveyor, and revised by J. C. Hill, and recorded in the R.M.C. Office for Greenville County in Plat Book Y at page 113, and having according to a recent survey made by T. C. Adams, Engineer, the following metes and bounds to wit:

BEGINNING at an iron pin on the southwest side of Crestline Road at the joint front corner of Lots Nos. 35 and 36, the point of beginning being 1789.3 feet to Davidson Road, and running thence with Crestline Road, S. 41-24 E. 128 feet to an iron pin; thence S. 52-58 W. 225 feet to an iron pin; thence N. 58-28 W. 833 feet to an iron pin, the joint rear corner of Lots Nos. 35 and 36; thence with the joint line of Lots Nos. 35 and 36, N. 41-32 E. 249.4 feet to an iron pin on Crestline Road, point of beginning.

This being the same property conveyed to the mortgagors by deed recorded in the R.M.C. Office for Greenville County in Deed Volume 526 at page 321.