

SEP 27 4 16 PM 1956

# Mortgage of Real Estate

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

THIS MORTGAGE, made this 27th day of September, 1956, between  
THOMAS EDWARD DUNCAN AND ALICE MARIE COPELAND DUNCAN

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 and no/100 -----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 October, 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 September, 1971.

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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, Greenville County, Chick Springs Township about two miles northeast of Taylors, South Carolina, lying on the north side of a new road (unnamed) and being known and designated as a front portion of Lot No. 17 and a smaller portion off of the south side of Lot No. 16, as shown on plat of property of R. L. Wynn Estate, made by J. Q. Bruce, March 18, 1950 and recorded in the R.M.C. Office for Greenville County in Plat Book Y, page 11, 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 southwest side of Rutherford Road at the point where Rutherford Road intersects an unnamed street, and running thence with the northwest side of said unnamed street, S. 70-41 W. 130 feet to an iron pin; thence in a new line through Lot No. 17, N. 23-11 W. 110 feet to an iron pin; thence N. 70-41 E. 130 feet on a new line through a portion of Lot No. 17 as appears on the Wynn plat and a new line through Lot No. 16 as appears on the Wynn plat to a point on the southwest side of Rutherford road; thence with Rutherford Road with the line covering a portion of Lot No. 16 and a front portion of Lot No. 17, S. 23-11 E. 110 feet to the beginning corner.

This being the same property conveyed to mortgagor by deed recorded in the R. M. C. Office for Greenville County in Book 557, page 419.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

INDEXED AND CANCELLED OF RECORD  
1956  
M. C. FOR GREENVILLE COUNTY, S. C.  
M. NO. 111