

Mortgage of Real Estate

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

JAN 15 10 06 AM

COUNTY OF GREENVILLE

OLLIE FARNSWORTH

THIS MORTGAGE, made this 14th day of R. M. January, 19 57, between

JAMES L. BELL

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 11th day of February, 19 57, and a like amount on the 11th 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 11th day of January, 19 77.

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 County, Greenville Township, State of South Carolina, being known and designated as Lot No. 197, Section II of subdivision known as OAK CREST, as appears on plat of said subdivision made by C. C. Jones, Engineer, and recorded in the R.M.C. Office for Greenville County in Plat Book "GG" at pages 130 and 131, 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 Texas Avenue at the joint front corner of Lots Nos. 196 and 197, the point of beginning being 145.5 feet to Florida Avenue, and running thence with the line of Lot No. 196, S. 85-51 W. 164.8 feet to an iron pin in the line of Lot No. 208; thence with the line of Lot No. 208, N. 12-50 W. 67.9 feet to an iron pin, the joint corner of Lots Nos. 208 and 207; thence with the line of Lot No. 207, N. 11-35 E. 27 feet to an iron pin, the joint rear corner of Lots Nos. 197 and 198; thence with the line of Lot No. 198, S. 86-37 E. 174.1 feet to an iron pin on Texas Avenue, the joint front corner of Lots Nos. 197 and 198; thence with said Texas Avenue, S. 0-22 E. 70 feet to the beginning corner.

This being the same property conveyed to mortgagor by deed of W.L. Burger to be recorded herewith.