

FEB 26 2 30 PM 1957

Mortgage of Real Estate

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS MORTGAGE, made this 26th day of February, 1957, between
THOMAS JAMES MAHAFFEY AND EDITH W. MAHAFFEY

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 Nine Thousand Five Hundred and no/100 ----- DOLLARS (\$9,500.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 25 day of March, 1957, and a like amount on the 25th 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 25th day of February, 1977.

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 lot of land in the State of South Carolina, County of Greenville, Chick Springs Township, near Pleasant Grove Baptist Church and about one mile south from the City of Greer and being all of Lot No. 18 on a plat of property of J. Wayman Smith, prepared by H. S. Brockman, Surveyor, dated November 9, 1948 and admended June 11 and July 20, 1954, and being recorded in the R. M. C. Office for Greenville County in Plat Book "HH" at page 79, and having according to a recent survey by T. C. Adams, Engineer, the following metes and bounds, to wit:

BEGINNING at an iron pin at the corner of Muse and Hill Streets, and running thence along Hill Street, S. 47-15 E. 100 feet to an iron pin at the corner of Lot No. 17; thence along the line of Lot No. 17, S. 48-47 W. 199.4 feet to an iron pin, the joint corner of Lots Nos. 17, 18, 4 and 3; thence along the line of Lot No. 3, N. 40-0 W. 100 feet to an iron pin at the southeastern side of Muse Street; thence along said Muse Street, N. 48-47 E. 197 feet to an iron pin at the corner of Muse Street and Hill Street, the beginning corner.

This being the same property conveyed to the mortgagors by deed recorded in the R.M.C. Office for Greenville County on August 15, 1956 in Deed Volume 559 at page 220.