

Mortgage of Real Estate

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

THIS MORTGAGE, made this 27th day of March, 1957, between
DENNIS E. PETTY AND ELOISE H. PETTY

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 Twelve Thousand Five Hundred and no/100 ---- DOLLARS (\$ 12,500.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 22 day of April, 1957, and a like amount on the 22 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 22 day of March, 1972.

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 those two certain pieces, parcels or lots of land in Greenville Township, Greenville County, State of South Carolina, situate, lying and being on the northwest side of West Prentiss Avenue in the City of Greenville, being shown as Lots Nos. 16 and 18, Block G, on plat of O.P. Mills Property made by R. E. Dalton, April 1924, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book F page 171, and having, according to a recent survey by T. C. Adams, Engineer, when described as a whole, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwest side of West Prentiss Avenue, 249 feet northeast of Lynn Street, the joint front corner of Lots Nos. 18 and 20, and running thence with said West Prentiss Avenue, N. 45-27 E. 124 feet to an iron pin, joint front corner of Lots Nos. 14 and 16; thence N. 44-33 W. 180 feet to an iron pin, joint rear corner of Lots Nos. 14 and 16; thence S. 45-27 W. 40.7 feet to an iron pin; thence S. 44-33 E. 10.7 feet to an iron pin; thence S. 45-05 W. 83.3 feet to an iron pin at the joint rear corner of Lots Nos. 18 and 20; thence S. 44-33 E. 168.5 feet to the point of beginning on West Prentiss Avenue.

These being the same lots of land conveyed to the mortgagors by deeds of A. R. Todd and Sadie May Todd. Lot No. 16, Block G, was conveyed by deed recorded in the R.M.C. Office for Greenville County in Deed Book 428 at page 23; Lot No. 18, Block G, was conveyed by deed recorded in Deed Book 483, page 207.

For the record - Lot 16, Block G, Deed No. 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100