

Mortgage of Real Estate

FILED
GREENVILLE CO. S. C.

APR 5 2 41 PM 1957

OLLIE ... NORTH
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

THIS MORTGAGE, made this 5th day of April, 1957, between
BILLY D. HARBIN

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 and no/100 ----- DOLLARS (\$9,000.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 3rd day of May, 1957, and a like amount on the 3rd 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 3rd day of April, 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 piece, parcel or lot of land in Greenville County, State of South Carolina, Chick Springs Township, about three miles southwest from the town of Greer, South Carolina, lying on the southeast side of old Greenville-Spartanburg Road, and being known and designated as a portion of Lot No. 49 on plat of Property of J. M. Mattox Estate, made by H. S. Brockman, Surveyor, November 6, 1952 and amended February 25, 1956, and recorded in the R.M.C. Office for Greenville County in Plat Book JJ, page 127, and also a portion of Tract No. 9 of Simeon Hughes Estate and being the identical property conveyed to mortgagor by deed of A. H. Harbin and Eddie H. Harbin dated December 21, 1956, recorded January 7, 1957 in the R.M.C. office in Deed Volume 568 at page 316, and according to a recent survey by T. C. Adams, Engineer, described as follows:

BEGINNING at an iron pin on the southeast side of old Greenville-Spartanburg Road at the joint corner of Lots Nos. 48 and 49, the point of beginning being 500 feet to an unnamed street, and running thence with the line of Lot No. 48, S. 54-11 E. 202.8 feet to an iron pin in line of Lot No. 43; thence with the line of Lot No. 43, S. 38-53 W. 54.6 feet to an iron pin; thence with another course with line of Lot No. 43, S. 79-48 E. 115 feet to an iron pin; thence with property now or formerly owned by A. H. and Eddie H. Harbin, S. 37-48 W. 246.9 feet to iron pin on a proposed street; thence with line of said proposed street, N. 29-20 W. 322 feet to iron pin on old Greenville-Spartanburg Road; thence with said lot, N. 35-49 E. 115.1 feet to point of beginning.

[Handwritten signatures and notes]
RESIDENT ...
BARTISFIELD AND ... OF RECORD
DAY OF Sept 1957
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 11 O'CLOCK A.M. NO. ...