

Mortgage of Real Estate

APR 21 8 49 AM 1958

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARRIS WORTH
R.M.C.

THIS MORTGAGE, made this 19th day of April, 1958, between
TROY W. HESTER

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 Ten Thousand Seven Hundred and no/100 ----- DOLLARS (\$10,700.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 18th day of May, 1958, and a like amount on the 18th 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 18th day of April, 1978.

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 Paris Mountain Township, Greenville County, State of South Carolina, containing 2.1 acres, more or less, and having according to a recent survey by T. C. Adams, Engineer, the following metes and bounds, to wit:

BEGINNING at a point in the center of Patrol Road (sometimes called Patrol Club Road) and running N. 38-0 W. 132 feet to an iron pin; thence N. 14-15 E. 419 feet to an iron pin in new road; thence with the center line of new road, S. 58-0 E. 369 feet to an iron pin in the middle of Patrol Road (sometimes called Patrol Club Road); thence with the center of said road, S. 54-44 W. 184.2 feet to a point in the center of said road; thence S. 41-12 W. 276 feet to a point in the center of the road, the beginning corner.

This being the same property conveyed to mortgagor by S. Perry Hester by deed recorded February 23, 1956 in Deed Book 546 at page 62, in the R.M.C. Office for Greenville County, S. C.