

FILED
GREENVILLE CO. S. C.

JUN 3 4 35 PM 1958

Mortgage of Real Estate

W. P. H. WORTH
R. M. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS MORTGAGE, made this 3rd day of JUNE, 1958, between
ROBERT EUGENE SMITH

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 Eight Thousand and no/100 ----- DOLLARS (\$ 8,000.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 2nd day of July, 1958, and a like amount on the 2nd 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 2nd day of June, 1963.

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, situate, lying and being in Greenville County, State of South Carolina, in Chick Springs Township, about three miles southwest from Greer, S. C., lying on the east side of the Pelham Road (State Highway No. 14) being a parcel carved out of the northwest corner of Tract No. 3 as shown on Plat of Property of S. R. Smith, prepared by H. S. Brockman, Surveyor, November 25, 1931 and having according to a recent survey by T. C. Adams, Engineer, the following metes and bounds, to wit:

BEGINNING at a nail and cap in the center line of the Pelham Road (S.C. Highway No. 14) and running thence with the center line of said road, N. 21-50 W. 210 feet to a nail and cap in the center line of said lot; thence S. 88-45 E. 240 feet along the common line of Tracts Nos. 3 and 4 to an iron pin; thence a new line S. 13-23 E. 200.4 feet to an iron pin in the line of property of Gordon Smith; thence with the line of property of Gordon Smith, N. 88-45 W. 210 feet to nail and cap in the center line of Pelham Road (S.C. Highway No. 14), the beginning corner.

This being the same property conveyed to grantor by deed of Gordon Smith dated February 27, 1953 and recorded in Deed Book 476 at page 269, of the R.M.C. Office for Greenville County.

RECORDED AND RETURNED TO RECORD
OFFICE OF THE CLERK OF COURTS
GREENVILLE COUNTY, S. C.
JUN 3 1958