

MAR 30 2 02 PM 1959

Mortgage of Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

THIS MORTGAGE, made this 27th day of March, 19 59, between
R. D. COKER

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 Sixteen Thousand and No/100 ----- DOLLARS (\$ 16,000.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 27th day of April, 19 59, and a like amount on the 27th 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 27th day of March, 19 79

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: its successors and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Northeast side of Todd Circle and Morgan Circle, near the Town of Simpsonville, in Austin Township, in Greenville County, S. C., being shown as Lots 47, 48 and 49 on plat of a subdivision known as Roland Heights, made by W. J. Riddle, Surveyor, July 1950, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "S", at page 34, and having, according to said plat and a recent survey made by T. C. Adams, Engineer, December 10, 1953, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeast side of Todd Circle, at joint front corner of Lots 49 and 50 and running thence with the line of Lot 50, N. 50-00 E. 385 feet to an iron pin; thence S. 85-02 E. 19.6 feet to an iron pin; thence S. 3-14 E. 251.5 feet to an iron pin; thence S. 2-29 E. 97.6 feet to an iron pin; thence with the line of Lot 46, S. 65-00 W. 215.2 feet to an iron pin on the Northeast side of Morgan Circle; thence with Morgan Circle, N. 19-00 W. 27.6 feet to an iron pin; thence continuing with the Northeast side of Morgan Circle and Todd Circle, N. 37-40 W., 212.4 feet to the beginning corner.

[Handwritten signatures and notes at the bottom of the page, including names like "R. D. Coker" and "Shenandoah Life Insurance Co."]