

BOOK 793 PAGE 502

Mortgage of Real Estate

FILED
GREENVILLE CO. S. C.

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OLLIE F. FLEMING
H. M. C. NORTH

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS MORTGAGE, made this 25th day of June, 19 59, between

Anna C. Owens

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 Thirteen Thousand Seven Hundred and no/100 DOLLARS (\$13,700.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 24th day of July, 19 59, and a like amount on the 24th 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 24th day of June, 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:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, on the eastern side of White Horse Road in a subdivision known as Welcome View and being known and designated as Lot 11 according to a plat of Welcome View, said plat being made by Piedmont Engineering Service in August, 1948, and recorded in the R.M.C. office for Greenville County in Plat Book U, at page 155 and having, according to a more recent survey by T. C. Adams, Engineer, the following metes and bounds, to wit:

Beginning at an iron pin on the west side of Welcome Street, at the joint front corner of lots 11 and 12, said points being 237 feet to Short Street and running thence with Welcome Street S 23-27 E, 79 feet to joint front corner of lots 11 and 10, and running thence with the joint line of said lots S 59-13 W, 221.3 feet to an iron pin, thence N 23-27 W, 82 feet to an iron pin at the joint rear corner of lots 11 and 12, thence with the joint line of said lots, N 58-26 E, 221.8 feet to the beginning corner. This being the same property conveyed to the mortgagor by deed recorded in the R.M.C. office for Greenville County in Volume 483, page 208.