

OCT 7 4 34 PM 1959

OLLIE E. FOWLER
R. M. C.

Mortgage of Real Estate

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS MORTGAGE, made this 7th day of October, 1959, between

Jeanette E. Fowler

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 Seventeen Thousand and no/100 ----- DOLLARS (\$17,000.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 1st day of November, 1959, and a like amount on the 1st 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 1st day of October, 1984.

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 Butler Township, Greenville County, State of South Carolina, near the City of Greenville, being known and designated as Lot No. 123 of a subdivision known as McSwain Gardens, Section 2, according to a plat thereof recorded in the R.M.C. office for Greenville County in Plat Book LL at page 137, and having according to a recent survey by T. C. Adams, Engineer, the following metes and bounds, to wit:

BEGINNING at an iron pin at the northeastern intersection of Old Spartanburg Road and Beaufort Street and running thence with the curvature of said intersection, the chort of which is N 51-53 W, 21.2 feet to an iron pin on the eastern side of Beaufort Street, thence with the eastern side of Beaufort Street, N 6-53 W, 35 feet to an iron pin, thence continuing with the eastern side of Beaufort N 7-12 E, 72.8 feet to an iron pin, thence continuing with the eastern side of Beaufort Street N 15-37 E, 85.7 feet to an iron pin on the eastern side of Beaufort Street at the joint front corner of lots No. 123 and 124, thence with the line of lot No. 124, N 83-07 E, 99.6 feet to an iron pin at the joint rear corner of lots No. 122 and 123, thence with the line of Lot No. 122, S 6-53 E, 200 feet to an iron pin on the northern side of Old Spartanburg Road, at the joint front corner of Lots No. 122 and 123, thence with the northern side of Old Spartanburg Road S 83-07 W, 135 feet to an iron pin, the beginning corner.

This being the same property conveyed to the mortgagor by deed of William R. Timmons, Jr., to be recorded herewith.

RECORDED AND CANCELLED OF RECORD
12th DAY OF OCTOBER 1959
BY J. W. TIMMONS, JR.
CLERK OF THE GREENVILLE COUNTY, S.C.
P. M. NO. 5563

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 16 PAGE 312