

OCT 20 3 48 PM 1959

Mortgage of Real Estate

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS MORTGAGE, made this 20th day of October, 1959, between Walter N. Grounsell and Lois P. Grounsell

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 Three Hundred and no/100 ----- DOLLARS (\$ 10,300.00 ), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 19th day of November, 1959, and a like amount on the 19th 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 19th day of October, 1979.

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 the State of South Carolina, County of Greenville, being known and designated as Lot No. 167 as shown on plat of Belle Meade, recorded in the R.M.C. office for Greenville County in Plat Book GG, at page 95, and according to a recent survey by T. C. Adams, engineer, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of West Dorchester Boulevard, at the joint front corner of Lots 166 and 167, the point of beginning being 479.5 feet to East Dorchester Boulevard, and running thence with the joint line of lots 166 and 167; thence S 83-16 W, 150 feet to an iron pin at the joint rear corner of lots 166 and 167; thence N 6-44 W, 70 feet to an iron pin at the joint rear corner of lots 167 and 168; thence with the joint line of said lots N 83-16 E, 150 feet to an iron pin, at the joint front corner of lots 167 and 168 on the southwest side of West Dorchester Boulevard; thence with said West Dorchester Boulevard S 6-44 E, 70 feet to the beginning corner.

This being the same property conveyed to the mortgagors by deed of J. A. Carson, recorded in the R.M.C. office for Greenville County in Volume 550 at page 345.