

GREENVILLE CO. S. C.
DEC 19 9 56 AM 1960**Mortgage of Real Estate**

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLETHIS MORTGAGE, made this 19th day of December, 19 60, between Thomas Ferguson and Sybil Ferguson

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 15th day of January, 19 61, and a like amount on the 15th 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 15th day of December, 19 80

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 in Paris Mountain Township, Greenville County, State of South Carolina, and located on the South-west side of White Horse Road, and being a portion of tract No. 6 on plat of property of Mrs. Sarah S. McCrary, and according to a survey by T. C. Adams, Engineer, dated June 6, 1955, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of White Horse Road, said point of beginning being 2,108.6 feet to Hunts Bridge Road, and being the joint corner of property herein mortgaged and property of William T. Hester and running thence with the line of Hester property, S 58-0 W, 200 feet to an iron pin; thence N 36-15 W, 125 feet to an iron pin in line of property of S. T. McCrary; thence with the McCrary line, N 63-37 E, 201.7 feet to an iron pin on White Horse Road; thence with said White Horse Road S 36-48 E, 105 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed recorded in the R.M.C. office for Greenville County in Volume 517 at page 21.