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Mortgage of Real Estate

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLETHIS MORTGAGE, made this 22nd day of December, 19 60, between
Texie S. Jones

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 17th day of January, 19 61, and a like amount on the 17th 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 17th day of December, 19 78

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 Bates Township, Greenville County, State of South Carolina, lying on the west side of White Horse Road, being bounded by lands of Brooks, Jones, Sparks and on the east by White Horse Road, and according to a survey by T. C. Adams, Engineer, dated August 10, 1954, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of White Horse Road, the joint corner of property of mortgagor now or formerly owned by Sparks, said point of beginning being 652.4 feet to U. S. Route No. 276 (Geer Highway) and running thence with the west side of White Horse Road, S 8-47 W, 193 feet to an iron pin in line of property now or formerly owned by Brooks, and running thence N 70-50 W, 226 feet to an iron pin in line of property now or formerly owned by Jones and runs thence with the Jones Line, N 8-47 E, 193 feet to an iron pin in the line of Sparks property; thence with Sparks property S 70-50 E, 226 feet to the beginning corner.

This being a portion of the property conveyed to the mortgagor herein by deed recorded in the R.M.C. office for Greenville County in Volume 471 at page 59 and Volume 476 at page 129.

Also, all the interest of the mortgagor and of John H. Jones in a one inch water line on White Horse Road, the said John H. Jones joins in the execution of this mortgage in order to include his interest in the said water line.