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GREENVILLE CO S C

## Mortgage of Real Estate

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS MORTGAGE, made this 18th day of March, 1961, between  
A. B. Kay

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 Fifteen Thousand and No/100 --- DOLLARS (\$ 15,000.00 ), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 18th day of April, 1961, and a like amount on the 18th 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 18th day of March, 1976

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 situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on Southwest corner of intersection of Tindal Avenue and Jones Avenue, and being shown and designated as Lot No. 13 on Plat of Crescent Terrace prepared by R. E. Dalton, Engineer, July 1919, recorded in R.M.C. Office for Greenville County in Plat Book E, at page 137, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southwest corner of intersation of Tindal Avenue and Jones Avenue, and running thence along the West side of Jones Avenue, S. 0-10 W. 200 feet to an iron pin; thence S. 89-07 W. 65.1 feet to an iron pin at joint rear corner of Lots Nos. 12 and 13; thence along line of Lot No. 13, N. 0-18 W. 200 feet to an iron pin on South side of Tindal Avenue; thence along South side of Tindal Avenue, N. 89-07 E. 66.5 feet to the beginning corner.

Being the same property conveyed to the Mortgagor by Deed recorded in Deed Book 518, at page 289, R.M.C. Office for Greenville County.