

APR 19 12 20 PM 1961

**Mortgage of Real Estate**STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLETHIS MORTGAGE, made this 19th day of April, 1961, between  
E. L. Hambyhereinafter 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 and No/100 DOLLARS (\$ 10,000.00), with interest thereon atthe rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 19th day of May, 1961, 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 April, 1986

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, in Austin Township, Mauldin, S. C., being known and designated as part of Lot No. 8 of property formerly owned by John W. Clyde and more particularly described according to Survey by R. B. Bruce, April 10, 1961, as follows:

BEGINNING at a spike in Butler Avenue (formerly Palham Road), at most northerly corner of said lot, and running thence S. 39-28 E. 225 feet to stake; thence S. 44-01 W. 105 feet to stake in line of Lot of Church of God of Mauldin, S. C.; thence with said Church lot, N. 39-28 W. 225 feet to spike in said Avenue or Road; thence with said Avenue, N. 44-01 E. 105 feet to the beginning.

For source of title, see Deeds recorded in Deed Book 619, at page 358 and Deed Book 640, at page 499, R.M.C. Office for Greenville County.