

Mortgage of Real Estate

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MAR 5 11 20 AM 1962

THIS MORTGAGE, made this 5th day of March, 1962, between

Johnny W. Humphries and Betty J. Humphries

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 ----- Sixteen Thousand and no/100-- DOLLARS (\$16,000.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 5th day of April, 1962, and a like amount on the 5th 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 March day of 5th, 1982.

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 tract of land in Greenville County, State of South Carolina, ONeal Township, containing 40.98 acres, more or less, and being situate on the Eastern side of Groce Meadow Road, a short distance North of Milford Church Road and being more particularly described by survey and plat of John A. Simmons, dated October, 1961, and revised February 24, 1962, as follows:

BEGINNING at an iron pin in said Groce Meadow Road and running thence with said Road, N. 9-30 W. 2090 feet to an iron pin in line of property owned by the City of Greer; thence with property of said City and along the water right of way line, S. 84-05 E. 265 feet to a stake; thence with said property, S. 58-15 E. 157 feet to a stake; thence with said property, S. 41-00 E. 126 feet to a stake; thence with said property S. 38-00 E. 294 feet to a stake in a branch; thence still with the City property, N. 4-20 E. 451 feet to a stake; thence N. 12-20 E. 175 feet to a stake; thence S. 85-15 E. 112 feet to an iron pin in line of property of Dean Hudson; thence with his property S. 13-55 E. 1460.4 feet; thence with property of H. A. Hudson, as follows: S. 75-40 W. 70.3 feet to an iron pin; thence S. 14-20 E. 312 feet to an iron pin; thence S. 30-19 W. 243.4 feet to an iron pin; thence S. 11-00 W. 90 feet to an iron pin; thence S. 67-35 W. 369 feet to an iron pin; thence S. 80-45 W. 400 feet, more or less, to the Beginning.

The within mortgage satisfied in full this 3 day of January 1967.

Shenandoah Life Insurance Co.
By: H. A. Marshall, Assistant Treasurer

Witness Margaret Bredlove
Glenna Lee

SATISFIED AND CANCELLED OF RECORD

25 DAY OF January 1967

Celia Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:02 O'CLOCK A. M. NO. 17858