

GREENVILLE
APR 12 3 34 PM 1962

BOOK 887 PAGE 101

Mortgage of Real Estate

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS MORTGAGE, made this 12th day of April, 1962, between
Jerry J. Smith and Julia M. Smith

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 is and was the debtor 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 (\$ 10,000.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 12th day of May, 1962, and a like amount on the 12th 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 12th day of April, 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 or parcel of land in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as a portion of Tract No. 1 according to a plat of the property of Eugene B. Cooper and Lillian O. Cooper, dated October 24, 1961 and being more particularly described according to survey and plat by John A. Simmons, dated March 24, 1962, and having the following metes and bounds:

BEGINNING at a nail in the center of Dillard Drive, corner of property of Billy Compton and running thence with his line, S. 62-31 W. 250 feet to an iron pin; thence with other property of Jerry J. Smith and Julia M. Smith, S. 29-29 E. 169 feet to an iron pin in line of property of Eugene B. Cooper, et al; thence with their line, N. 58-59 E. 250 feet to a nail in the center of Dillard Drive; thence with said Drive as follows: N. 42-50 W. 35.9 feet to a nail; thence N. 28-27 W. 64.1 feet to a nail; thence N. 22-05 W. 55 feet to the point of beginning.

The above is a part of the same property conveyed to Jerry J. Smith and Julia M. Smith by deed recorded in Deed Book 682 at page 195.