

Mortgage of Real Estate

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JUL 19 3 41 PM 1962

THIS MORTGAGE, made this 18th day of July, 1962, between
Homer M. Cox, Jr.

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 _____
Twelve Thousand and no/100---- DOLLARS (\$12,000.00), 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 August, 1962, 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 July, 1987.

AND WHEREAS it is mutually agreed that the security of this mortgage shall extend to and cover any additional loan made by the mortgagor, 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 mortgagor at and before the signing 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 near the City of Greenville, Greenville County, State of South Carolina, on the Northern side of Fairfax Road, and being known and designated as Lot 30 on a plat of Wm. R. Timmons, Jr. property recorded in the RMC Office for Greenville County, S. C., in Plat Book XX at page 9, and having, according to a more recent plat of the property of Homer M. Cox, Jr., prepared by C. C. Jones, Engineer, on July 11, 1962, the following metes and bounds:

BEGINNING at a point on the Eastern edge of Avon Street and running thence S. 89-33 E. 137.9 feet to a point; thence S. 21-37 E. 118.1 feet to a point on the Northern edge of Fairfax Road; thence along the Northern edge of Fairfax Road, S. 68-23 W. 120 feet to a point; thence along the edge of the Northeast corner of the intersection of Fairfax Road and Avon Street as the line by the traverse line, N. 66-37 E. 28.3 feet to a point; thence along the Eastern edge of Avon Street, N. 21-37 W. 87.5 feet to a point; thence along the Eastern edge of Avon Street as the line, by the traverse line, N. 10-35 W. 63.5 feet to the point of Beginning.

Being the same property conveyed to Mortgagor by deed of R. W. Manley even date, to be recorded herewith.