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LOLLIE FARNSWORTH  
R. M. C.

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# Mortgage of Real Estate

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS MORTGAGE, made this 28th day of November, 1962, between  
Benjamin Claude Rice, 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 here with is well and truly indebted to the mortgagee in the full and just sum of Fourteen Thousand Five Hundred and no/100--  
DOLLARS (\$ 14,500.00), with interest thereon at

the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 28th day of December, 1962, and a like amount on the 28th 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 28th day of November, 1962

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 lot of land near the City of Greenville, in Greenville County, State of South Carolina, being known and designated as Lot 50 according to a plat of property of William R. Timmons, Jr., recorded in Plat Book XX at page 9, RMC Office for Greenville County, and being more particularly described as follows:

BEGINNING at an iron pin on the Southwestern side of Penarth (formerly Noble) Street, corner of Lot 51, and running thence with the line of said property, S. 58-53 W. 175 feet to an iron pin in right of way of Duke Power Company; thence with said right of way, S. 31-07 E. 106.5 feet to an iron pin; thence N. 60-04 E. 175 feet to an iron pin on said street; thence with said street around the curve to the left, the chord of which is N. 61-23 W. 49.6 feet to a stake; thence with said Street around the curve to the right, the chord of which is N. 1-07 W. 50 feet to a stake on said street; thence with said Street, N. 31-07 W. 24 feet to the Beginning.

Being the same property conveyed to the Mortgagor by deed of William R. Timmons, Jr., to be recorded herewith.