

OLLIE FARNSWORTH
R. M. C.**Mortgage of Real Estate**

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLETHIS MORTGAGE, made this 29th day of November, 19 62, between
Thomas E. Duncan

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 -----
no/100--
Nine Thousand Eight Hundred and DOLLARS (\$ 9,800.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 29th day of December, 19 62, and a like amount on the 29th 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 29th day of November, 19 87

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 Greenville County, State of South Carolina, being known and designated as Lot 36 on a plat of property of Shamrock Acres, recorded in Plat Book YY at page 43 in the RMC Office for Greenville County, and having according to a more recent survey made by C. C. Jones, Engineer, dated November 19, 1962, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Shamrock Circle, joint front corner of Lots 35 and 36, and running thence with said Shamrock Circle, S. 7-28 E. 18.2 feet to an iron pin; thence continuing with said Shamrock Circle, S. 8-03 E. 66.8 feet to an iron pin, joint front corner of Lots 36 and 37; thence with the line of Lot 37, S. 82-12 W. 164.2 feet to an iron pin; thence N. 16-34 W. 88.5 feet to an iron pin, the joint rear corner of Lots 35 and 36; thence with the line of Lot 35, N. 84-30 E. 179.6 feet to the point of beginning.

Being the same property conveyed to Mortgagor by deed of J. Frank Williams to be recorded herewith.