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GREENVILLE CO. S.C.
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911 Plat 571

Mortgage of Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

THIS MORTGAGE, made this 19th day of January, 1962, between
Junior Billy 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 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 Nine Thousand Five Hundred and no/100---- DOLLARS (\$ 9,500.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the February 19 63 day of February 19 63 and a like amount on the 19th 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 19th day of January, 19 88

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 lot of land on the Southern side of Shamrock Circle, shown as Lot 19 on a plat of Shamrock Acres, prepared September, 1961, and recorded in the RMC Office for Greenville in Plat Book YX at page 43, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Shamrock Circle, which pin is 510 feet from the intersection of Shamrock Circle with Kingswood Drive, and running thence along the Southern side of Shamrock Circle, S. 79-58 E. 10.3 feet to an iron pin; thence S. 81-18 E. 75 feet to an iron pin, corner of Lot 18; thence along the line of Lot 18, S. 8-42 E. 157.9 feet to an iron pin; rear corner of Lot 18; thence N. 81-33 W. 90.2 feet to an iron pin, rear corner of Lot 20; thence along the line of Lot 20, N. 10-10 E. 159.1 feet to the point of Beginning.

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