

FILED  
GREENVILLE CO. S. C.

AUG 22 4 49 PM 1963

# Mortgage of Real Estate

OLL... WORTH 9:32 PM 408

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS MORTGAGE, made this 22 day of August, 1963, between  
Leroy W. Zercher

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 Eighty-Two Hundred and No/100 ----- DOLLARS (\$ 8,200.00 ), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 22 day of September, 1963, and a like amount on the 22 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 22 day of August, 1983.

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, near the City of Greenville, being shown as lot # 48 on a plat of SHAMROCK ACRES, recorded in the RMC office for Greenville County in Plat Book YY at Page 43, and being more particularly described according to a survey made by C. C. Jones, August 14, 1963 as follows:

BEGINNING at an iron pin on the northwest side of Kingswood Drive, at the corner of lot 49, and running thence with the line of lot 49, N. 55-00 W. 161.45 feet to iron pin; thence N. 34-55 E. 85 feet to an iron pin in line of lot 47; thence with the line of lot 47, S. 55-00 E. 161.60 feet to an iron pin on Kingswood Drive; thence with Kingswood Drive, S. 35-00 W. 85 feet to the point of beginning.