

Mortgage of Real Estate

OCT 11 1963
OLLIE L. WORTH
R. M. O.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS MORTGAGE, made this 11 day of October, 1963, between

Harold J. Hendrix

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 Thirteen Thousand and no/100----- DOLLARS (\$ 13,000.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 11th day of November, 1963, and a like amount on the 11th 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 11th day of October, 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 situate on the Northwestern side of Bradley Boulevard in the City of Greenville, Greenville County, State of South Carolina, being shown and designated as Lot 74 on a plat of University Park recorded in Plat Book P at Page 127, and having, according to a more recent survey made by T. C. Adams, Engineer, on December 3, 1953, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Bradley Boulevard at the joint front corner of Lots 74 and 75 and running thence with the line of Lot 75, N. 37-34 W. 164.1 feet to a pin; thence N. 34-26 E. 79 feet to rear corner of Lot 73; thence with the line of Lot 73, S. 37-34 E. 189 feet to a pin on Bradley Boulevard; thence with the Northwestern side of Bradley Boulevard, S. 52-26 W. 75 feet to an iron pin at the point of beginning.

Being the same property conveyed to the Mortgagor by deed recorded in Deed Book 405 at page 408.