

Mortgage of Real Estate

STATE OF SOUTH CAROLINA

COUNTY OF GreenvilleTHIS MORTGAGE, made this 11th day of November, 1963, betweenFRANKLIN W. POWELL

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 ELEVEN THOUSAND SIX HUNDRED AND 00/100 ----- DOLLARS (\$ 11,600.00), 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 December, 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 November, 1988.

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, with the buildings and improvements thereon, situate on the North side of Quinlan Drive and on the West side of Greenleaf Drive, near the City of Greenville, in Greenville County, S. C., being shown as Lot No. 23 on plat of Quinlan Acres, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book WW, Page 506, and having according to said plat and a survey made by C. C. Jones, Engineer, October 30, 1963, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Quinlan Drive at joint front corner of Lots 23 and 24; thence along the North side of Quinlan Drive, N. 79-50 E., 75 feet to an iron pin; thence with the curve of Quinlan Drive, and Greenleaf Drive (the chord being N. 34-50 E., 35.4 feet) to an iron pin on the West side of Greenleaf Drive; thence with Greenleaf Drive, N. 10-00 W., 33.5 feet to an iron pin; thence with the curve of Greenleaf Drive (the chord being N. 19-12 W., 101.6 feet) to an iron pin; thence N. 87-00 W., 80 feet to an iron pin; thence along the line of Lot 24, S. 7-58 E., 176.7 feet to an iron pin on the North side of Quinlan Drive, the beginning corner.