

FILED
GREENVILLE CO. S. C.

MAR 9 4 37 PM 1964

Mortgage of Real Estate

BOOK 951 PAGE 357

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS MORTGAGE, made this 9th day of March, 1964, between
K. Wayne Sexton

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 Eight Hundred and no/100 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 1st day of April, 1964, and a like amount on the 1st 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 1st day of March, 1989

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 in Greenville County, State of South Carolina, near the City of Greenville, being known and designated as Lot 77 of Shamrock Acres as Revised as shown on plat recorded in Plat Book RR at page 133, RMC Office for Greenville County, and being more particularly described according to survey and plat of C. C. Jones dated February 22, 1964, as follows:

BEGINNING at an iron pin on the Northwestern side of County Cork Drive, corner of Lot 78, thence with the line of said lot, N. 52-40 W. 165.2 feet to an iron pin; thence N. 34-23 E. 90.1 feet to an iron pin, rear corner of Lot 76; thence with the line of said lot, S. 52-40 E. 169.7 feet to an iron pin on said Drive; thence with said Drive, S. 37-20 W. 90 feet to the Beginning corner.

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

FOR RECORD IN PLAT BOOK 31 PAGE 285

SALESPERSON AND CANCELED COPY OF RECORD
25 DAY OF June 1975
OFFICE OF THE CLERK OF RECORDS
GREENVILLE COUNTY, S.C.
4:12 P.M. 80582