

AUG 18 2 55 PM 1964

OLLIE FARNSWORTH
R. M. C.

BOOK 969 PAGE 1

Mortgage of Real Estate

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS MORTGAGE, made this 18th day of August, 1964, between
Fred J. Smith and Mamie Lou H. 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 Eight Thousand and no/100----- DOLLARS (\$ 8,000.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 1st day of October, 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 September, 1984

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 in Chick Springs Township, Greenville County, State of South Carolina, located near Pleasant Grove Baptist Church, and being known as Lot 12 on a plat of the J. M. Mattox Estate made by H. S. Brockman, Surveyor, November 6, 1952, and amended Feb. 25, 1956, said plat recorded in the RMC Office for Greenville County in Plat Book JJ at page 127 and according to a recent survey by T. C. Adams, Engineer, having the following metes and bounds:

BEGINNING at an iron pin on the Northwest side of S. C. Highway 14 at joint front corner of Lots 11 and 12 and running thence with the line of Lot 11, N. 85-19 W. 209 feet to an iron pin, joint rear corner of Lots 11 and 12; thence N. 4-41 E. 100 feet to an iron pin on Southwest side of an unnamed street; thence with said unnamed street, S. 85-19 E. 209 feet to an iron pin on the Northwest side of S. C. Route No. 14; thence with said S. C. Route 14, S. 4-41 W. 100 feet to the Beginning corner.

Being the same property conveyed to mortgagors by deed recorded in Deed Book 561 at page 442.

SATISFIED AND CANCELLED OF RECORD

3 DAY OF June 1974
Annice S. Sanborn
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:21 O'CLOCK P.M. NO. 30770

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 23 PAGE 616