

OCT 21 12 21 PM 1964

BOOK 975 PAGE 557

OLLIE E. SMITH  
**Mortgage of Real Estate**

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

THIS MORTGAGE, made this 21 day of October, 1964, between  
Ariail E. Smith and Irene J. 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 December, 19 64, and a like amount on the first 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 October, 19 64

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 situate on the Western side of Sulphur Springs Road, in a Southerly direction from the Woodruff Road, Greenville County, State of South Carolina, being shown as the Southern portion of Lot 4 on a plat of the property of Mrs. Grace Vaughn Howell, made by C. O. Riddle, dated April 1, 1963, and recorded in Plat Book DDD at page 171 in the RMC Office for Greenville County, and also being shown on a plat of the property of Ariail E. and Irene J. Smith made by C. O. Riddle, Surveyor, August 24, 1964, and having according to the latter plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Sulphur Springs Road, joint front corner with Lot 4-B, and being 490.15 feet from the intersection of Woodruff Road and Sulphur Springs Road, and running thence along Lot 4-B, N. 73-00 W. 541.6 feet to an iron pin; thence S. 46-52 W. 160.2 feet to an iron pin; thence S. 73-00 E. 621.4 feet to an iron pin on edge of Sulphur Springs Road; thence along Sulphur Springs Road, N. 17-00 E. 138.95 feet to the point of Beginning.

Being the same property conveyed to the Mortgagors by deed recorded in Deed Book 750 at page 299.