

AUG 30 2 57 PM 1965

BOOK 1006 PAGE 66

OLLIE F. NEWORTH  
R.M.C.

## Mortgage of Real Estate

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS MORTGAGE, made this 30th day of August, 19 65, between

MAYNARD K. JOHNSON and JEANETTE G. JOHNSON

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 Eighteen Thousand And No/100----- DOLLARS (\$ 18,000.00 ), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 30th day of September, 19 65, and a like amount on the 30th 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 30th day of August, 19 85

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 southwest side of Parker Road and on the northwest side of Monaghan Avenue, near the City of Greenville, in Greenville County, South Carolina, being shown as a portion of Lot 4 on plat of a subdivision of Property of Victor-Monaghan Company, made by R. E. Dalton, Engineer, October, 1936, and having according to said plat and a survey made by J. Mac Richardson, Surveyor, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book TT, Page 99, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwest side of Parker Road at the joint front corner of Lots 3 and 4 and runs thence along the line of Lot 3, S. 38-30 W., 200 feet to an iron pin; thence through Lot 4, S. 51-30 E., 125 feet to an iron pin on the northwest side of Monaghan Avenue; thence along Monaghan Avenue, N. 38-30 E., 200 feet to an iron pin at the corner of Monaghan Avenue and Parker Road; thence along the southwest side of Parker Road, N. 51-30 W., 125 feet to the beginning corner.