

FILED
GREENVILLE CO. S. C.

BOOK 1008 PAGE 563

SEP 24 11 15 AM 1955

Mortgage of Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CLERK OF COURT
GREENVILLE

TO ALL WHOM THESE PRESENTS MAY COME

GEORGE W. MOSTELLER and MONETT C. MOSTELLER, his wife,

of the County and State aforesaid, --

SEND GREETING:

WHEREAS, the said mortgagor is indebted in and by a certain note of even date herewith for the principal sum of THIRTEEN THOUSAND AND NO/100 - - - - - Dollars, bearing interest at the rate of SIX per cent per annum from date hereof until maturity, said note being payable to the order of The Life Insurance Company of Virginia, a corporation, at its Home Office, Richmond, Virginia, said principal and interest being payable as follows:

Payable in 240 monthly instalments due respectively November 1, 1965, and monthly thereafter; the first 239 instalments to be for \$93.14 each, and the final instalment to be for the remaining balance of principal, plus accrued interest thereon. Payment of each monthly instalment when received by noteholder shall be first applied to accrued interest at the rate of 6% per annum on the then outstanding balance of principal and the residue of said instalment payment to be applied to reduction of principal.

All instalments of principal and interest are payable in lawful money of the United States of America which shall be legal tender in payment of all debts and dues, public and private at time of payment and in the event default is made in the payment of any instalment or instalments or any part thereof as herein provided, the same shall bear simple interest from date of such default until paid at the rate of seven (7%) per centum per annum.

NOW KNOW ALL MEN, That the said mortgagor in consideration of the said Debt and Note aforesaid, and for the better securing the payment of the same or of any renewal or extension thereof in whole or in part, and the performance of the covenants herein contained, to the said The Life Insurance Company of Virginia, according to the condition of the said Note, and also in consideration of the further sum of one dollar to said mortgagor in hand well and truly paid by the said Company at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain and sell and release, unto the said The Life Insurance Company of Virginia, its successors and assigns the following property situated in the County of Greenville City ~~of~~ Greenville, State of South Carolina, to wit:

ALL that lot of land with the buildings and improvements thereon situate on the east side of Fenwick Lane, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 28 on plat of Section 1 of Fenwick Heights, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ, pages 44 and 45; said lot fronting 140 feet along the east side of Fenwick Lane, running back to a depth of 247 feet on the south side, to a depth of 278.5 feet on the north side and being 195.2 feet across the rear.

Mortgagor will pay to noteholder, to the extent requested by noteholder, on dates upon which interest is payable such amounts as noteholder from time to time estimates as necessary to create and maintain a reserve fund from which to pay, before the same become due, all taxes, assessments, liens and insurance premiums and charges on or against the property hereby mortgaged and as additional security for the debt secured by this Mortgage. There shall be no interest on such deposits. Payments from said reserve fund for said purposes may be made by the noteholder at its discretion even though subsequent owners of the property described herein may benefit thereby. In the event of any default under the terms of this Mortgage, any part or all of said reserve fund may be applied to any part of the indebtedness hereby secured and in refunding any part of said reserve fund the noteholder may deal with whomsoever is represented to be the owner of said property at that time.