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OLLIE FARNSWORTH

Mortgage of Real Estate

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS MORTGAGE, made this 13th day of July, 1956, between
JOHN CRAWFORD BRADY & ELIZABETH HIPPI BRADY

hereinafter called the mortgagor and SHENANDOAH LIFE INSURANCE COMPANY, INCORPORATED, 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 Seven Thousand Five Hundred and no/100 - - DOLLARS (\$ 7,500.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 13th day of August, 1956, and a like amount on the 13th 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 13th day of July, 1976.

AND WHEREAS it is mutually agreed that the security of this mortgage shall extend to and cover any additional loan made by the mortgagee 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, INCORPORATED:

All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, and located on the road between Pelham and Greer, known as South Carolina Route 14, and being known and designated as Lot No. 16 on plat of property of J. M. Mattox Estate made by H. S. Brockman, Surveyor, November 6, 1952, and amended February 25, 1956. Said plat recorded in R. M. C. 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 to wit:

BEGINNING at an iron pin at the corner of an unnamed street on South Carolina Route 14, and running thence with said unnamed street, S. 50-52 W. 185 feet to a point, joint corner of Lots 16 and 23; thence with the line of Lot 23, N. 39-34 W. 100 feet to an iron pin, joint corner of Lots 16, 17, 23 and 22, and running thence with the line of Lot No. 16, N. 50-52 E. 184.4 feet to an iron pin on the southwest side of said South Carolina Route 14; thence with the southwest side of said Route No. 14, S. 39-54 E. 100 feet to the beginning corner.

This being the same property conveyed to mortgagors by deed of of even date to be recorded herewith.