

Mortgage of Real Estate

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 24 4 00 PM 1962

OLLIE T. HANSWORTH
R.M.O.

THIS MORTGAGE, made this 2nd day of April, 1962, between
Violet H. Graham

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 -----
Nine Thousand Five Hundred DOLLARS (\$9,500.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 2nd day of May, 1962, and a like amount on the 2nd 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 2nd day of April, 1987.

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 certain lot of land in Chick Township, Greenville County, State of South Carolina, near the City of Greer, and being known and designated as Lots 7 and 8 on a plat of Forest Hills, recorded in Plat Book VV at page 59, and also being shown on plat by H. S. Brockman, Registered Surveyor, dated March 15, 1962, as the property of James M. Graham, and having according to the Brockman survey the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of a new 45 foot road, which iron pin is 580 feet North of the center line of Gravelly Road, corner of Lot 6, and running thence with said new road, N. 4-53 E. 200 feet to an iron pin in corner of Lot 9; thence with the line of said lot, N. 85-05 E. 253.4 feet to an iron pin in a branch; thence S. 21-55 W. 100.5 feet to an iron pin in branch; thence S. 73-00 W. 86 feet to Poplar stump; thence S. 28-14 W. 77.6 feet to an iron pin in line of Lot 6; thence with the line of said lot, N. 85-07 W. 114 feet to the Beginning.

Being a part of the property conveyed to Violet H. Graham by deed recorded in Deed Book 669 at page 505.