

FILED
GREENVILLE CO. S. C.

BOOK 946 PAGE 48

Mortgage of Real Estate

JAN 15 10 10 AM 1964

JELIE R. M. C. WIRTH

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

THIS MORTGAGE, made this _____ day of January, 1964, between
James G. Pearson

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 _____
Ten Thousand Five Hundred & no/100-- DOLLARS (\$ 10,500.00), with interest thereon at

the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 1st day of February, 1964, and a like amount on the 1st 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 January, 1989.

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 near the City of Greenville, in Greenville County, State of South Carolina, being known and designated as Lot 74 of Shamrock Acres Extension as shown on plat recorded in Plat Book RR at page 118, and more particularly described according to plat and survey made by C. C. Jones, dated January 4, 1964, as follows:

BEGINNING at an iron pin on the Western side of County Cork Drive, corner of Lot 75; thence with the line of said lot, N. 52-40 W. 178.4 feet to an iron pin; thence N. 34-23 E. 159 feet to an iron pin in line of Lot 73; thence with said lot, S. 28-15 E. 168.2 feet to an iron pin on said Drive; thence with said Drive around a curve to the left, the chord of which is S. 11-40 W. 39.7 feet to a stake; thence with said Drive around a curve to the right, the chord of which is S. 14-35 W. 46 feet; thence with said Drive, S. 37-20 W. 10 feet to the Beginning.

Date entered from the original mortgage this 2-4-64 W. G. Pearson R. M. C. Wirth