

BOOK 093 PG 426

GREENVILLE CO. S. C.

OCT 10 11 47 AM 1956

CLL FARNSWORTH

Mortgage of Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

THIS MORTGAGE, made this 9th day of October, 1956, between
AARON S. POWERS

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 Eight Thousand and no/100 ----- DOLLARS (\$8,000.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 2nd day of November, 1956, 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 October, 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, 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 piece, parcel or lot of land, situate, lying and being in Greenville County, State of South Carolina, Greenville Township, being known and designated as Lot No. 43, as shown on plat of Monaghan Subdivision, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book GG at pages 86 and 87, and according to a recent survey by T. C. Adams, Engineer, having the following metes and bounds to wit:

BEGINNING at an iron pin on the southwest side of Cottingham Street, the joint front corner of Lots 43 and 44, and the point of beginning being 315 feet to Marion Road, and running thence with the joint line of Lots Nos. 43 and 44, S. 57-58 W. 180.1 feet to an iron pin; thence N. 25-37 W. 150 feet to an iron pin, the joint rear corner of Lots Nos. 42 and 43; thence with the joint line of said lots, N. 83-59 E. 198.5 feet to an iron pin, the joint front corner of Lots Nos. 42 and 43 and being on the southwest side of Cottingham Street, and running thence with Cottingham Street in a curved line the cord of which is S. 19-37 E. to a distance of 70 feet to the beginning corner.

This being the same property conveyed to mortgagor by deed of J. P. Stevens Company to be recorded herewith.