

**Mortgage of Real Estate**

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JAN 27 3 40 PM 1956

OLLIE FARNSWORTH  
R.M.C.THIS MORTGAGE, made this 27 day of January, 1956, between  
Homer Grogan

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 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 25th day of February, 19 56, and a like amount on the 25th 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 25th day of January, 19 71

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 piece, parcel or lot of land situate, lying and being on the southwest side of Parker Road, near the city of Greenville, in Greenville Township, Greenville County, state of South Carolina, known and designated as lot No. 3 on plat of Victor-Monaghan Development No. 1, made by R. E. Dalton, Engineer, December 1941, recorded in the R. M. C. Office for Greenville County, S. C., in plat book M page 39, 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 Parker Road at the joint front corner of Lots 2 and 3, and the point of beginning being 75 feet to Louise Avenue, and running thence with Parker Road S. 51-30 E. 100 feet to an iron pin the joint front corner of lots 3 and 4; thence with the joint line of lots 3 and 4, S. 38-30 W. 275 feet to an iron pin, joint rear corner of Lots 3 and 4; thence N. 51-30 W. 100 feet to an iron pin joint rear corner of Lots 2 and 3; thence with the joint line of said lots N. 38-30 E. 275 feet to the point of beginning.

RECORDED AND INDEXED BY

DATE OF

R. M. C. FOR GREENVILLE COUNTY, S. C.

BOOK NO.