

Mortgage of Real Estate

GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA

JUN 23 10 20 AM 1956

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

THIS MORTGAGE, made this 23 day of June, 1956, between
ADER D. HARDIN

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 Seven Thousand
- - - - - DOLLARS (\$ 7,000.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 14th day of July, 1956, and a like amount on the 14th 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 14th day of June, 1971.

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 in Greenville Township, Greenville County, state of South Carolina, being known and designated as lot No. 81, Block C, of Mountain View Land Company, as shown on plat recorded in plat Book A pages 396, 397 of the R.M.C. Office for Greenville County, S. C., and being more particularly described according to survey and plat by Pickell & Pickell, Engineers, dated September 9, 1947 as follows:

Beginning at an iron pin on the west side of Bailey Street, front corner of Lots Nos. 81 and 82; thence with said street S. 11-30 E. 50 feet to an iron pin front corner of Lots Nos. 80 & 81; thence N. 89-30 W. 148 feet to an iron pin rear joint corner of Lots Nos. 80 & 81; thence N. 11-30 W. 50 feet to an iron pin rear joint corner of Lots Nos. 81 and 82; thence S. 89-30 E. 148 feet to the beginning.

Being the same lot conveyed to mortgagor by deed recorded in deed book 310 page 58 of the R.M.C. Office for Greenville County.