

Mortgage of Real Estate

 FILED
 GREENVILLE CO. S. C.

SEP 13 1 43 PM 1956

 OLLIE FARNSWORTH
 R. M. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS MORTGAGE, made this 13th day of September, 19 56, between
Laura Bowen Bridges

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 Fourteen Thousand Five Hundred and no/100 DOLLARS (\$ 14,500.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 10th day of October, 19 56, and a like amount on the 10th 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 10th day of September, 19 76.

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, with the buildings and improvements thereon, lying and being on the northerly side of Hillrose Avenue, near the City of Greenville, S. C., being shown as Lot No. 13 on the plat of Green Vale as recorded in the RMC Office for Greenville County, S. C. in Plat Book GG, page 85, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Hillrose Avenue at a point 720.1 feet from the intersection of said Avenue with Galphin Drive, and running thence N 41-23 E 164 feet to an iron pin; thence N 70-50 E 192.4 feet to an iron pin on the southwesterly side of Gilstrap Drive; thence along the southwesterly side of said Drive S 26-36 E 22.4 feet to an iron pin, corner of Lots Nos. 13 and 14; thence along the joint line of said lots S 44-25 W 226.5 feet to an iron pin on the northerly side of Hillrose Avenue; thence along the northerly side of Hillrose Avenue N 45-35 W 21 feet to an iron pin; thence continuing along the northerly side of said Avenue S 80-54 W 129.2 feet to the point of beginning.