

MAY 8 10 38 AM 1957

Mortgage of Real Estate

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS MORTGAGE, made this 8th day of MAY, 1957, between
ROBERT CARLTON AND CAROLYN CARLTON

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 and no/100 ----- DOLLARS (\$10,000.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 6 day of June, 1957, and a like amount on the 6th 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 6th day of May, 1977.

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 in Greenville County, State of South Carolina, in Chick Springs Township, about one-half mile from the city limits of the city of Greer, near Pleasant Grove Baptist Church, lying and being on the northeast side of Wayman Smith Road, and being known and designated as Lot No. 6, according to plat of property of J. Wayman Smith, as prepared by H. S. Brockman, Surveyor, dated June 9, 1948 and amended June 11 and June 20, 1954 as recorded in Plat Book FF at page 534 of the R.M.C. Office for Greenville County, 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 northeast side of Wayman Smith Road, the joint front corner of Lots Nos. 5 and 6 and the point of beginning being 300 feet to Muse Hill Street, and running thence with the line of Lot No. 5, N. 48-47 E. 190.4 feet to an iron pin, the joint rear corner of Lots Nos. 15, 16, 5 and 6; and running thence with the line of Lot No. 15, S. 39-38 E. 100 feet, the joint rear corner of Lots Nos. 6, 7, 14, and 15; and running thence with the line of Lot No. 7, S. 48-47 W. 189.8 feet to an iron pin on Wayman Smith Road; thence with Wayman Smith Road, N. 40-0 W. 100 feet to the beginning corner.

This being the same property conveyed to mortgagors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 559 at page 396.