

FILED
GREENVILLE CO. S. C.

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SEP 22 12 08 PM 1959

Mortgage of Real Estate

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS MORTGAGE, made this 22nd day of September, 19 59, between
A. A. Hooker,

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 Six Hundred and no/100 DOLLARS (\$10,600.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 18th day of October, 19 59, and a like amount on the 18th 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 18th day of September, 19 84

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 Gantt Township, Greenville County, State of South Carolina, being known and designated as Lot No. 17, as shown on a plat of property of J. Cleo Roper, recorded in the R.M.C. office for Greenville County, in Plat Book PP at page 133, and according to a recent survey by T. C. Adams, has the following metes and bounds, to wit:

BEGINNING at an iron pin at the joint front corner of Lot No. 17 and 18, on the northeastern side of West Gantt Circle, which iron pin is 742.4 feet northwest of Grove Road, and running thence with the northeastern side of West Gantt Circle, N 66-30 W, 85 feet to an iron pin at the joint front corner of lots No. 16 and 17, thence with the line of Lot No. 16, N 23-30 E, 175.5 feet to an iron pin at the joint rear corner of Lot No. 16 and 17, thence S 64-24 E, 85.06 feet to an iron pin at the joint rear corner of Lot No. 17 and 18, thence with the line of Lot No. 18, S 23-30 W, 172.2 feet to an iron pin on the northeastern side of West Gantt Circle, at the joint front corner of Lots 17 and 18, the beginning corner.

RECORDED AND INDEXED BY RECORD
DAY 19
S. C. FOR GREENVILLE COUNTY, S. C.
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