

MAR 20 2 59 PM 1961

BOOK 852, PAGE 363

Mortgage of Real Estate

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS MORTGAGE, made this 20th day of March, 1961, between
Joe E. Hawkins

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 Eleven Thousand and No/100 --- DOLLARS (\$11,000.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 20th day of April, 1961, and a like amount on the 20th 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 20th day of March, 1986.

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 in Greenville County, State of South Carolina, near the City of Greenville, shown as Lot No. 31 on a Plat of property of R. L. Childress dated February 27, 1960, prepared by Jones & Sutherland and recorded in R.M.C. Office for Greenville County in Plat Book UU, at page 63, and being more particularly described according to Survey and Plat made by R. B. Bruce, March 15, 1961, as follows:

BEGINNING at an iron pin on Northeast side of Childress Circle, at the Southwest corner of Lot No. 31; thence with the line of said lot, N. 5-50 W. 100.2 feet to iron pin, rear corner of Lot No. 30; thence with the line of said lot, N. 81-20 E. 175 feet to iron pin on Southwest side of Wildrose Lane; thence with the Southwest side of Wildrose Lane, S. 8-40 E. 75 feet to an iron pin; thence with the curve of the intersection of Wildrose Lane, the chord of which is S. 36-20 W. 35.4 feet to iron pin on Northern side of Childress Circle; thence with the Northern side of Childress Circle, S. 81-20 W. 155 feet to the beginning.

Being the same property conveyed to the Mortgagor by Deed recorded in Deed Book 662, at page 112, R.M.C. Office for Greenville County.