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OLLIE FARNSWORTH

R.M.C.

# Mortgage of Real Estate

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS MORTGAGE, made this 4th day of November 19 61, between Woodrow W. Winchester

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 Two Hundred and no/100 ----- DOLLARS (\$10,200.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 2nd day of December, 19 61, and a like amount on the 2nd 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 2nd day of November, 19 66

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, near the City of Greenville, and being known and designated as Lot No. 11 of Property of William R. Timmons, Jr., according to plat recorded in the R.M.C. office for Greenville County in Plat Book MM at page 127, and having according to a recent survey made by C. C. Jones, Civil Engineer, dated October 20, 1961, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Noble Street at the joint corner of Lots No. 10 and 11, the point of beginning being 203.3 feet to Avery Street, and running thence with the joint line of Lots No. 10 and 11, S 87-10 E, 172.5 feet to an iron pin; thence S 14-46 W, 89 feet to an iron pin at the joint rear corner of Lots No. 11 and 12; thence with the joint line of Lots No. 11 and 12, N 87-10 W, 154.1 feet to an iron pin on the eastern side of Noble Street; thence with the eastern side of Noble Street, N 2-50 E, 87 feet to the beginning corner.

Being the same property conveyed to the mortgagor herein by deed of William R. Timmons, Jr., dated October 6, 1961, and to be recorded herewith.