

**Mortgage of Real Estate**

STATE OF SOUTH CAROLINA

FILED  
GREENVILLE CO. S. C.COUNTY OF GREENVILLE

FEB 20 10 39 AM 1963

THIS MORTGAGE, made this 20th day of February, 1963, between  
Dial M. Holder, Jr. and Elizabeth T. Holder

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 here-

with is well and truly indebted to the mortgagee in the full and just sum of -----

**Ten Thousand Six Hundred Fifty & no/100--** DOLLARS (\$ 10,650.00 ), 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 March, 1963, 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 prin-

cipal and interest, if not sooner paid, due and payable on the 20th day of February, 1988

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 near the City of Greenville, in Greenville County, State of South Carolina, being shown and designated as Lot 20 according to a plat of Sunny Acres, recorded in Plat Book XX at page 5, and being more particularly described according to survey and plat by Charles F. Webb, dated February 13, 1963, as follows:

BEGINNING at an iron pin on the Western side of Borden Circle, front corner of Lot 21, and running thence with said lot, S. 63-25 W. 149.5 feet to an iron pin; thence N. 26-24 W. 193.7 feet to an iron pin in line of Lot 19; thence with the line of said lot, S. 83-28 E. 203 feet to an iron pin on said Circle; thence with said Circle around a curve to the left, the chord of which is S. 10-30 E. 75 feet; thence still with said Circle, S. 26-35 E. 10.9 feet to the Beginning.

Being the same property conveyed to the Mortgagor by deed of William F. King, to be recorded herewith.