

**Mortgage of Real Estate**

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLETHIS MORTGAGE, made this 10th day of July, 1964, between  
Ralph S. Templeton, Jr.

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 Five Hundred and no/100 DOLLARS (\$ 10,500.00**), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 1st day of August, 1964, and a like amount on the 1st 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 1st day of July, 1989

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 lot of land near the City of Greenville, in Greenville County, State of South Carolina, being known and designated as Lot 78 on plat of Farmington Acres, recorded in the RMC Office for Greenville County in Plat Book RR at pages 106 and 107, the same being situate on the Northwestern side of Shubuta Drive, and being more particularly described by plat and survey of C. C. Jones dated June 30, 1964, as follows:

BEGINNING at an iron pin on the Northwestern corner of Lot 79; thence with said lot N. 37-15 W. 150 feet to an iron pin; thence N. 52-45 E. 90 feet to Lot 77; thence with line of Lot 77, S. 37-15 E. 150 feet to iron pin on said Drive; thence with said Drive, S. 52-45 W. 90 feet to the Beginning.

Being the same property conveyed to Mortgagor by deed of Henry C. Harding to be recorded herewith.

SATISFIED AND CANCELLED OF RECORD

24<sup>th</sup> DAY OF Jan 1985Bennie S. Tankersley

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 2:43 O'CLOCK P M. NO 21909

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 78 PAGE 402