

Mortgage of Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1084 PAGE 646

THIS MORTGAGE, made this 26th ^{FEB 28} day of February, 1968, between
Ralph E. Cox, Jr. and Joe Anne E. Cox

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 -----
Twenty Four Thousand and no/100---- DOLLARS (\$24,000.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 1st day of April, 1968, and a like amount on the first 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 first day of March, 1993

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, on the Southern side of Aldridge Drive being shown as Lot 53 on a plat of Section F, of Gower Estates, dated November, 1965, recorded in Plat Book JJJ at page 99 in the RMC Office for Greenville County and also being shown as Lot 53 on a plat of the property of Ralph E. Cox, Jr. and Joe Anne E. Cox dated February 13, 1968, prepared by Campbell & Clarkson, and having according to said latter plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Aldridge Drive at the joint front corner of Lots 53 and 54 and running thence with the line of Lot 54, S. 26-56 E. 181.5 feet to an iron pin at the joint rear corner of Lots 37 and 38 and running thence with the line of Lot 38, S. 70-08 W. 123 feet to an iron pin at the joint rear corner of Lot 52 and Lot 53; thence with the line of Lot 52, N. 19-36 W. 179.8 feet to an iron pin on Aldridge Drive; thence with said Drive, N. 70-24 E. 100 feet to an iron pin at the point of Beginning.

Being the same property conveyed to the Mortgagors by deed recorded in Deed Book 823 at page 413.

SATISFIED AND CANCELLED OF RECORD

1 DAY OF April 1975

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

AT 4:31 O'CLOCK PM M. NO. 2212

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 139 PAGE 1772