

GREENVILLE CO. S. C.
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BOOK 658 PAGE 475

OLLIE FARNSWORTH
R.M.C.

Mortgage of Real Estate

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS MORTGAGE, made this 15 day of November, 1955, between
Homer L. Bruce and Florence H. Bruce

hereinafter called the mortgagor and SHENANDOAH LIFE INSURANCE COMPANY, INCORPORATED, 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 Seven Thousand
- - - - - DOLLARS (\$ 7,000.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 11th day of December, 1955, and a like amount on the 11th 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 11th day of November, 1975.

AND WHEREAS it is mutually agreed that the security of this mortgage shall extend to and cover any additional loan made by the mortgagee 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, INCORPORATED:

All that piece, parcel or lot of land situate, lying and being in the state of South Carolina, county of Greenville, Chick Springs Township, in the Pleasant Grove Baptist Church Community, lying on the Wyman Smith Road, and being the same property conveyed to mortgagors by deed recorded in the R. M. C. Office for Greenville County in volume 529 page 150, and having according to a recent survey by T. C. Adams, Engineer, having the following metes and bounds, to-wit:

Beginning at an iron pin on Wyman Smith Road, corner of property of grantor and now or formerly of A. H. Harbin, the point of beginning being 1845.5 feet to Woods Drive, and running thence with Wyman Smith Road S. 39-40 E. 150 feet to an iron pin corner of property now or formerly owned by Mullinax; thence with this line S. 50-30 W. 181.5 feet; thence N. 39-40 W. 150 feet to an iron pin; thence N. 50-30 E. 181.5 feet to the beginning corner.