

DEC 13 10 37 AM 1962

BOOK 909 PAGE 17

OLLIE H. WORTH

Mortgage of Real Estate

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS MORTGAGE, made this 13th day of December, 1962, between
Leroy C. Merck

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 and no/100----- DOLLARS (\$ 10,000.00), with interest thereon at the rate set out in said note, due and payable as follows: in equal monthly installments commencing on the 13th day of January, 1963, and a like amount on the 13th 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 13th day of December, 1987

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 in Greenville County, State of South Carolina, on the Eastern side of Shamrock Circle, near the City of Greenville, being shown as Lot 41 on a plat of Shamrock Acres, recorded in Plat Book YY at page 43 and described as follows:

BEGINNING at an iron pin on the Eastern side of Shamrock Circle 205 feet South from Kingswood Drive, at the corner of Lot 42, and running thence with the Eastern side of said Circle, S. 32-44 E. 85 feet to an iron pin at the corner of Lot 40; thence with the line of said lot, N. 57-16 E. 170 feet to an iron pin; thence N. 16-34 W. 88.5 feet to an iron pin at the corner of Lot 42; thence with the line of said lot, S. 57-16 W. 194.6 feet to the Beginning corner.

Being the same property conveyed to mortgagor by deed of J. Frank Williams to be recorded herewith.