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10469

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

THIS MORTGAGE made this 15th day of July, 19 65, between
A.A. Tripp and Mildred Tripp, herein called "Mortgagors,"
of Greenville, South Carolina and Beautyguard Mfg. Co., Inc., of
Greenville, South Carolina, herein called "Mortgagee," a South Carolina corporation.

WITNESSETH:

1. Mortgagors are justly indebted unto Mortgagee in the amount of \$ 2943.84 payable in 48 equal
successive monthly installments of \$ 61.33 each, as evidenced by Mortgagors' Promissory Note of even date.

2. Mortgagors for, and in consideration of said debt and sum of money aforesaid, and for the better securing the payment thereof to Mortgagee according to the terms of said Promissory Note and also in the consideration of the further sum of THREE DOLLARS to Mortgagors in hand well and truly paid by Mortgagee at and before the sealing and delivery of these presents (the receipt whereof is hereby acknowledged) have granted, bargained, sold and released and by these presents do hereby grant, bargain, sell and release unto Mortgagee the following described real estate located in

Greenville County, South Carolina.

All that certain piece, parcel or lot of land located and situate in the county of Greenville, State of South Carolina, being known as lot no. 215 of Augusta Road Ranches a plat of which is recorded in the RMC Office for Greenville County, South Carolina in plat book M page 47 having according to the said plat, the following metes and bounds to wit: BEGINNING at an iron pin 497 feet west of intersection of the Old Augusta Road and Deoyley Ave. and running thence along front corners of lots 215 and 216, thence N 0-13 W 140 feet, thence N 89-47 E 60 feet, thence S 0-13 E 140 feet to the point of BEGINNING.

TOGETHER with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or other services, and also together with any screens, window shades, storm doors and windows, screen doors, awnings, stoves and water heaters (all of which are declared to be a part of said real estate whether physically attached thereto or not).

TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee, its successors, heirs, and assigns forever.

3. Mortgagors do hereby warrant and will forever defend the said Premises unto Mortgagee from and against Mortgagors, Mortgagors' heirs, executors, administrators, and assigns and all persons whomsoever lawfully claiming or to claim the same or any part thereof.