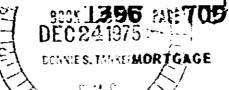
Section Contracts















WHEREAS! (we) Farion Lee Ratson & Rarbara Ann Eatson (bereingiter also styled the mortgages) in and by my (our) certain Note bearing even date herewith, stand firmly held and bound unto

<u>Peautyguard</u>	Manufacturers	(hereinafter also	styled the mortgagee) in the sum
, 7297.92		equal installments of \$ 86.88	eoch, commencing on th
10 d	thereof, reference thereunto had will	76 and falling due on the same of each s	absoquent month, as in and by t

NOW, KNOW ALL MEN, that the martgapar(s) in consideration of the said debt, and for the better securing the payment thereof, according to the conditions of the said Note; which with all its provisions is hereby made a part hereof; and also in consideration of Three Dollars to the said martgager in hand well and truly paid, by the said martgager, at and before the scaling and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, self-and release unto the said martgager, its (his) heirs, successors and assigns forever, the following described real estate:

Marion Lee Batson & Barbara Ann Batson, their heirs and assigns forever

All that certain lot of land on Davis Street in the County of Greenville,

State of South Carolina, with the building and improvements thereon, being known and designated as Lot No. 41 as shown on plat of Sans Souci Park recorded in the R.M.C. Office for Greenville County in Plat Book C at page 158.

BEGINNING at an iron pin on Davis Street at the joint front corner of Lots Nos. 41 and 42, and running thence with the joint line of said lots, S. 55-54 E. 156 feet to iron pin; thence S. 12-56 W. 53.5 feet to iron pin at the joint rear corner of Lots Nos. 41 and 40; thence with the joint line of said Lots N. 55-54 W. 172 feet to iron pin on Davis Street; thence with Davis Street N. 30-18 E. 50 feet to the beginning corner.

For deed to grantor see Deed Book 367, page 137.

It is understood that this property constitutes a valid (1st,2nd) lien on the above described property.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appetraining.

TO HAVE AND TO HOLD, all and singular the said Premises unto the said mortgagee, its (his) successors, heirs and assigns forever.

AND I (we) do hereby bind my (our) self and my (our) heirs, executors and administrators, to produce or execute any further necessary assurances of title to the said premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the said Fremises unto the said mortgagee its (his) heirs, successors and assigns, from and against all persons lawfully claiming, or to claim the same or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagor(s) his (their) heirs, executors, or administrators, shall keep the baldings on said premises, insured against loss or durage by fire, for the benefit of the said mortgagee, for an amount not less than the unpul balance on the said Note in such company as shall be approved by the said mortgagee, and in default thereof, the said mortgagee, its (his) heirs, successors or assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon, from the date of its payment. And it is further agreed that the said mortgagee its (his) heirs, successors or assigns shall be entitled to receive from the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagor(s), his (their) beirs, executors, administrators or assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgages, its (his) heirs, successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the same so paid, with interest thereon, from the dates of such payments.

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of the said Note, when the same shall become payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured, or intended to be secured hereby, shall forthwith become due, at the option of the said mortgages, its (his) heirs, successors or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this martgage, or for any purpose involving this martgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection, by suit or otherwise, that all costs and expenses incurred by the martgagee, its (his) helps, successors or assigns, including a reasonable counse? fee (of not less than ten per cent of the amount involved) shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these Presents, that when the said mortgagor, his (their) heirs, executors or administrators shall pay, or cause to be paid unto the said mortgagee, its (his) heirs, successors or assigns, the said debt, with the interest thereon, if any shall be due, and also all sums of money paid by the said mortgagee, his (their) heirs, successors, or assigns, according to the conditions and agreements of the said note, and of this mortgage and shall perform all the obligations according to the true intent and meaning of the said note and mortgage, then this Deed of Bargain and Sale shall cease, determine and be void, otherwise it shall remain in full force and virtue,

AND IT IS LASTLY AGREED, by and between the said parties, that the said mortgagor may hold and enjoy the said premises until default of provent shall be made.

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