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MAY 15 1967

MORTGAGE

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WHEREAS I (we) JAMES C. FREASE AND MABLE D. FREASE, HIS WIFE,  
hereinafter also styled the mortgagor(s) in and by my (our) certain Note bearing even date herewith, stand firmly held and bound unto  
B & F ROOFING COMPANY, INC. hereinafter also styled the mortgagee in the sum of

\$ 10,729.20, payable in 120 equal installments of \$ 89.41 each, commencing on the  
Third day of July 19 67 and falling due on the same day of each subsequent month, as in and by  
the said Note and conditions thereof, reference thereto had will more fully appear.

NOW, KNOW ALL MEN, that the mortgagor(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 mortgagor in hand well and truly paid, by the said mortgagee, at and before the sealing and delivery of these Presents, the receipt where-  
of is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said  
mortgagee, its (his) heirs, successors and assigns forever, the following described real estate: ALL THAT CERTAIN PIECE, parcel,  
part of land known and being in the County of Greenville, State of South Carolina, being known

all rights which he now has or may hereafter have in and to the within contract and all moneys to become due thereunder, and waives  
against the within described property, except the benefit of the within contract to assign or assignee any lien  
in favor of the mortgagor(s) in the event of the death of the buyer under the within contract.

Given at Greenville, S. this 6th day of May 19 67 by Clyde E. Bennett  
President  
B & F ROOFING COMPANY, INC.

STATE OF SOUTH CAROLINA WITNESS George Davis  
County of GREENVILLE WITNESS Wm A Davis

On this 6th day of May 19 67, there personally appeared before me Clyde E.  
Bennett

known or known to me to be the person whose name is subscribed  
to the within assignment, and acknowledged that he executed the same, as his free and voluntary act for the purposes therein contained and  
(in the event the assignment is by a corporation) that he is President and was authorized to execute the  
said assignment and the seal affixed thereto, if any, is the seal of the corporation.

IN WITNESS WHEREOF, I herewith set my hand and official seal.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagor(s) his (their) heirs, executors, or administrators, shall keep  
the buildings on said premises, insured against loss or damage by fire, for the benefit of the said mortgagee, for an amount not less than the  
unpaid balance on the said Note in such company as shall be approved by the said mortgagee, and in default thereof, the said mortgagor, 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 mortgagor 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) heirs, 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 mortgagor, its  
(his) heirs, successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse them-  
selves under this mortgage for the sums 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 mortgagee, 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  
mortgage, or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for col-  
lection, by suit or otherwise, that all costs and expenses incurred by the mortgagee, its (his) heirs, successors or assigns, including a reason-  
able counsel 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 mortgagor, 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  
payment shall be made.

WITNESS my (our) Hand and Seal, this Sixth day of May 19 67  
Signed, sealed and delivered in the presence of  
WITNESS George Davis  
WITNESS Wm A Davis  
James C. Frease (L.S.)  
Mable D. Frease (L.S.)

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