

AUG 28 5 07 PM 1964

OLLIE FARNSWORTH  
R. M. C.

# State of South Carolina,

COUNTY OF Greenville

To All Whom These Presents May Concern:

WHEREAS, Maude Adams,  
 whose address is Rt. # 2, City or Town of Marietta,  
 State of S.C., hereinafter "Mortgagors," in and by a certain promissory note of even date herewith,  
 stand firmly held and bound unto Beautyguard Mfg. Co., Inc. of Upper S.C.  
 hereinafter "Mortgagee," in a penal sum equal to Fourteen and 44/100 Dollars  
 (\$ 14.44) per month for Thirty-Six (36) months, the first payment to  
 be made on the 10 th day of Oct., 1964, and an additional payment to be made on the 10 th  
 day of each succeeding month thereafter (or on the last day of any succeeding month which has no such day) until an  
 amount equal to the sum of such Thirty-Six (36) monthly payments has been paid  
 in full, as in and by said promissory note and condition thereof, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, that Mortgagors in consideration of the said debt and sum of money aforesaid, and for the  
 better securing the payment thereof to Mortgagee, according to the condition of the said promissory note, and also in con-  
 sideration 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 re-  
 leased, and by these presents do grant, bargain, sell and release unto Mortgagee all that piece, parcel  
or lot of land situate, lying and being in the County of Greenville,  
State of South Carolina and being known according to the Greenville  
Block Book Maps as Lot No. 24 according to Map 512. 1-1-24.

This is the identical property heretofore conveyed to me by deeds recorded  
 in Deed Book 469. Page 427 and in Deed Book 390 at page 515 and containing  
 a total of 1.75 acres of land, more or less.

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

TO HAVE AND TO HOLD all and singular the said premises unto Mortgagee, its successors and assigns forever. And  
 Mortgagors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and  
 singular the said premises unto Mortgagee, its successors and assigns, from and against Mortgagors, their heirs, executors,  
 administrators and assigns, and all other persons whosoever lawfully claims or shall claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that

1. Mortgagors shall place and continuously keep, on the buildings now or hereafter situate on said described pro-  
 perty, fire and extended coverage insurance in an amount of not less than the amount which may from time to time be  
 specified by Mortgagee in such insurance company as may be approved by Mortgagee; provided, however, that if Mortga-  
 gee shall at any time be obligated to maintain fire and extended coverage insurance on said buildings, Mortgagors shall be  
 excused from performance of this obligation to the extent of any such duplicate coverage. All insurance policies of  
 Mortgagors shall contain the usual standard mortgagee clause making the loss under said policies payable to Mortgagee  
 as its interest may appear; and every such policy and all renewals thereof shall be promptly delivered to and held by  
 Mortgagee, together with receipt for the premium thereon. Mortgagee shall have the right to adjust with the insurer any  
 loss under any such policy, and any such adjustment shall be conclusive on Mortgagors. Mortgagee shall have the right to  
 receive and collect all proceeds paid on any claim under any such policy, to endorse Mortgagors' names to any check or other  
 instrument of payment, and to apply such proceeds in payment of any amount due under this mortgage and the note  
 secured hereby and any expenses incurred by Mortgagee in processing any claim under any such policy. Mortgagee shall pay  
 to Mortgagors the balance of the proceeds, if any, remaining after making the aforesaid deductions.

This Mortgage Assigned to Wendell H. Hester, Chairman of the  
 on 28 day of Aug. 1964. Assignment recorded  
 in Vol. 970 of R. E. Mortgages on Page 108