

BOOK 1042 PAGE 193
 FILED
 OCT 5 1966
 Mrs. Ollie Farnsworth
 R. M. C.

MORTGAGE OF REAL ESTATE

WHEREAS I (we) James D. Bolton, Sr. and his wife Laura Bolton
 (hereinafter also styled the mortgagor) in and by my (our) certain Note bearing even date herewith, stand firmly held and bound unto
Beautyguard Mfg. Co., Inc. (hereinafter also styled the mortgagee) in the sum of

\$ 2235.00, payable in 60 equal installments of \$ 37.25 each, commencing on the
15th day of November 1966 and falling due on the same day of each subsequent month, as in and by
 the said Note and conditions thereof, reference thereunto 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 or lot of land situate, lying and being, in the County of
 Greenville, State of South Carolina, in Fairview Township, on the Northwestern corner of
 U. S. Highway No. 276 and an unnamed street; and having according to a recent survey made
 January, 1953, by R. W. Dalton entitled "PROPERTY OF JAMES D. BOLTON, SR.", the following
 metes and bounds, to-wit:

BEGINNING at an iron pin at the northwestern corner of the intersection of U. S. Highway
 No. 276 and unnamed street and running thence S 85-37 W 150 feet to an iron pin; thence
 N 2-38 W 75 feet to an iron pin; thence N 85-37 E 150 feet to an iron pin on the West
 side of U. S. Highway 276; thence with the West side of said Highway S 2-38 E 75 feet
 to the beginning corner.

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 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 procure or execute any further necessary as-
 surances of title to the said premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the said
 Premises 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 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 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) 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 mortgagee, 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 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
 payment shall be made.

WITNESS my (our) Hand and Seal, this 3rd day of October 1966

Signed, sealed and delivered in the presence of James D. Bolton Sr. (L. S.)

WITNESS Jack L. Pringley Laura Bolton (L. S.)

WITNESS Joe Nelson

FOR SATISFACTION TO THIS MORTGAGE SEE
 SATISFACTION BOOK 21 PAGE 747

SATISFIED AND CANCELLED BY RECORD
6 DAY OF March 1971
Bonnie S. Farnsworth
 R. M. C. FOR GREENVILLE COUNTY, S. C.
 AT 11:27 O'CLOCK - M. NO. 2176