

United States Finance Co.  
Nov. 23 1963  
940 100

BOOK 940 PAGE 100

FILED  
GREENVILLE, S. C.

# State of South Carolina

5 07 PM 1963

COUNTY OF Greenville

OLIVE H. BROWN

To All Whom These Presents May Concern:

WHEREAS, Jack A. Mulligan & Patsy Mulligan  
whose address is 123 Sulphur Springs Dr., City or Town of Greenville  
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 Sixty-seven and 85/100 Dollars  
(\$67.85) per month for Eighty-Four (84) months, the first payment to  
be made on the 20<sup>th</sup> day of December, 1963, and an additional payment to be made on the 20<sup>th</sup>  
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 Eighty-four (84) 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 Greenville County, South Carolina  
known and designated as lot 2 as shown on a plat entitled Riverdale Acres,  
by C.C. Jones, recorded in Plat Book GG at page 127 and having, according  
to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the east side of Sulphur Springs Drive, joint  
front corner of Lots 1 and 2, thence with the joint line of said lots S.  
87-12-E. 175 feet; thence N. 2-48E. 100 feet; thence with the line of  
Lot 3, N. 87-12 E. 175 feet to Sulphur Springs Drive; thence with said drive  
S. 2-48W. 100 feet to the beginning point.

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 whatsoever 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 prop-  
erty, 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 Mortgagee  
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.

*Paid in full March 2, 1970.*  
*Uni Capital Corporation (a Delaware*  
*Corporation) (Successor by merger to*  
*United States Finance Company, Inc.*  
*a Florida Corporation*  
*By: Paul C. Reed Jr.*  
*asst. vice Pres.*

*Witness - Clarence Owens*

SATISFIED AND CANCELLED OF RECORD  
14 DAY OF June 19 71  
*Ollie Farnsworth*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 1:30 O'CLOCK P. M. NO. 30752