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State of South Carolina,

COUNTY OF Greenville

To All Whom These Presents May Concern:

WHEREAS, Clarence Sullivan & Frances Sullivan
whose address is 302 Hedge St., City or Town of Simpsonville,
State of S.C., hereinafter "Mortgagors," in and by a certain promissory note of even date herewith,
stand firmly held and bound unto Beautyguard Manufactures, Inc.

, hereinafter "Mortgagee," in a penal sum equal to thirty & 35/100----- Dollars
(\$30.35) per month for Eighty-four (84) months, the first payment to
be made on the 5th day of August, 1964, and an additional payment to be made on the 5th
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 consideration 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 released, and by these presents do grant, bargain, sell and release unto Mortgagee All that piece, parcel or lot of land in ~~SW~~ Austin Township, Greenville County, State of South Carolina, located at the northwest corner of Pine and Hedge Streets in the Town of Simpsonville, S.C. and having the following metes and bounds and courses and distances, to wit: BEGINNING AT the corner of said streets, northern side of Pine Street and the western side of Hedge Street and running thence along the west side of Hedge Street N. 15½ W. 100 feet to an iron pin, corner of M.C. Cooper lot; thence along the line of Cooper's lot S. 76 W. 68 feet to iron pin; thence S. 15½ E. 100 feet to an iron pin in the northern line of Pine Street; thence along the northern line of Pine Street N. 76 E. 68 feet to the beginning point and being a part of the lot conveyed to the grantor by deed of B.B. Smith dated May 24, 1944, and of record in the R.M.C. Office for Greenville County in Deed Book 264, page 57.

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 property, 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 mortgage 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.