

# 19459

MORTGAGE OF REAL ESTATE

BOOK 1018 PAGE 13  
FILED  
AUG 28 1965  
MRS. O. FARNSWORTH  
R. M. C.

WHEREAS I (we) James Beasley & Cora E. Beasley (Wife)  
(hereinafter also styled the mortgagor) in and by my (our) certain Note bearing even date herewith, stand firm and unto  
Solwica of the Carolinas, Inc. (hereinafter also styled the mortgagee) in the sum of

\$ 4205.88, payable in 84 equal installments of \$ 50.07  
7<sup>th</sup> day of January 19 66 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 Dunklin Township, Greenville County, State of South Caro-  
lina, containing one (1) acre, more or less, and having the follow-  
ing courses and distances as shown on a plat made by W.N. Willis,  
Engineer, Spartanburg, S.C. dated August 21st, 1956: BEGINNING at  
an iron pipe in the edge of a 30 feet road, and running thence North  
10-20 West 215 feet to an iron pipe (new joint); thence North 79-  
40 East 210 feet to an iron pin, thence South 10-20 East 215 feet  
to an iron pipe edge of 30 foot road; thence with said road, South  
79-40 West 210 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. NONE

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 23rd day of November 1965

Signed, ~~and~~ and delivered in the presence of James Beasley (E.S.)

WITNESS Albert Waller Cora E. Beasley (E.S.)

WITNESS David Bagg  
David Bagg

R-2158-SOUTH CAROLINA-4-64

*This mortgage having been paid in full is hereby endorsed  
for satisfaction of record. This 30th day of August 1967.  
Peoples National Fund Inc.  
By: H. E. Peiffer assistant Secretary  
Witness - Nannette Arneaud  
Maria Luciano*

SATISFIED AND CANCELLED OF RECORD  
6 DAY OF Sept. 1967  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 9:30 O'CLOCK A. M. NO. 7089