



MORTGAGE

10677 BOOK 1094 PAGE 617

County of Greenville	Date of this Mortgage		
	Month 6	Day 1	Year 19...68.

Mortgagor of Home Owner(s) and Spouse Arthur & Beatrice Bagwell	Residence Rt. 1, Cleveland Ave. E., Marietta, S.C.
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bound jointly and severally, if this mortgage is signed by more than one individual (hereinafter called the mortgagor), is justly indebted to

Name of Contractor Beaman Mfg. Company	Principal Office of Contractor 17 N. Market St., Ashville, N.C.
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its heirs, successors and assigns (hereinafter called the mortgagee), in the SUM OF Fifteen Hundred Ninety-Nine and 60/100***** Dollars, (\$ 1599.60).

SAID SUM TO BE PAID AS FOLLOWS:	Number of installments	Amount of each installment	First Installment due on			Payable thereafter monthly on the
			Month	Day	Year	
	<u>60</u>	<u>\$ 26.66</u>	<u>7</u>	<u>20</u>	<u>19.68</u>	<u>20th day of each month</u>

together with interest at seven (7%) per cent per annum on all matured and unpaid installments, according to a certain note(s) bearing even date herewith, and whereas the grantor desires to secure the payment of said note(s); KNOW ALL MEN, that the said mortgagor in consideration of the said debt and sum of money as aforesaid, and for the better securing of the payment thereof unto the said mortgagee and also in consideration of the further sum of \$3.00 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 whereof is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release, unto the said mortgagee, his heirs, and assigns the following described premises in South Carolina;

Street address Rt. 1, Cleveland Ave., E.	City/Town Marietta	County Greenville
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All that piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, on the eastern side of G&N Railroad right-of-way in Marietta, South Carolina, being known as lot no. 29 on plat made by W.P. Morrow for P.D. Jarrard, Dec. 1951, having the following metes and bounds according to said plat recorded in plat book DD at page 89:

Beginning at an iron pin, joint corner of lots nos. 29 and 30 on the eastern side of Cleveland Avenue on the bank of the G&N Railroad right-of-way; thence N. 89 E. 209.6 feet to joint corner of lots nos. 29 and 30; thence S. 0-15 E. 100 feet to joint corner of lots nos. 29 and 28; thence S. 89 W. 211.8 feet to joint corner of lots nos. 28 and 29 on right-of-way of Railway; thence N. 0-15 E. 100 feet to beginning corner. This lot is bounded on the north by William Whitfield, on the east by land of P.D. Jarrard, on the south by lot of D.W. Patterson and on the west by G & N Railway.

being the same premises conveyed to the mortgagor by deed of
dated 19....., recorded in the office of the of
..... County in Book Page of which the
description in said deed is incorporated by reference.

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 unto the said mortgagee its heirs, successors and assigns forever. And the mortgagor does hereby bind himself, his heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said mortgagee, its heirs, successors and assigns from and against himself and his heirs and all persons whomsoever lawfully claiming or to claim the same or any part thereof. AND the mortgagor covenants with the mortgagee that: The mortgagor will pay the indebtedness as hereinbefore provided; keep the buildings insured against loss or damage by fire for the benefit of the mortgagee in an amount not less than the actual value thereof; observe and perform all covenants, terms and conditions of any prior mortgage; pay all taxes, assessments, water rates, insurance premiums, installments of principal and interest on any prior mortgage, and in any payment the mortgagee may pay the same and the mortgagor shall repay to the mortgagee the amount so paid together with interest at 7% per annum, said amounts to be added to the indebtedness secured by this mortgage; no building shall be removed or demolished without the consent of the mortgagee; the mortgagee shall be entitled to the appointment of a receiver in any action to foreclose; upon default being made upon the payment of any of the installments heretofore specified on the due date hereof, or upon default upon any of the other terms, covenants or conditions of this mortgage or of the note secured hereby, or in the event of sale or transfer of the premises by the mortgagor, then the entire unpaid balance shall immediately become due and payable at the option of the mortgagee, heirs, successors and assigns, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the mortgagee become a party of any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the grantee, as a part of the debt secured hereby, and may be recovered and collected hereunder. The mortgagor waives homestead and other exemptions and appraisal rights.

The mortgagor hereby authorize(s) the mortgagee/holder to complete and correct the property description and any other terms in accordance with the note which is secured hereby so that this document is a valid and subsisting mortgage and further agrees that the manual transfer of this mortgage to the mortgagee or his agent shall be a valid and adequate delivery of this mortgage.

That no waiver by the mortgagee of any breach of any provision by grantor herein shall be construed as a waiver of any subsequent breach of the same or any other provision herein.