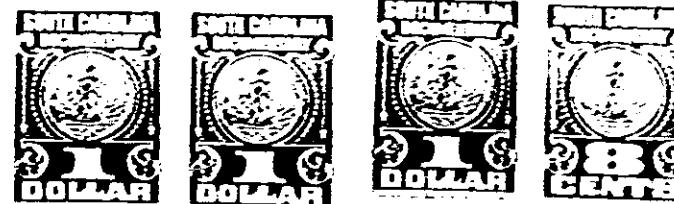


JAN 1964

BOOK 1359 PAGE 181

MORTGAGE



WHEREAS I (we) Ray L. White & Aretta L. White  
(hereinafter also styled the mortgagor) is and by me (our) certain Note bearing even date hereinafter signed, do hold and take

Beautyguard Manufacturers

(hereinafter also styled the mortgagee) in the sum of

\$ 7603.68 payable in 84 equal installments of \$ 90.52 each, commencing on the

1 day of March 1976 and falling due on the same of each subsequent month, as in and by the  
said Note and conditions thereof, reference thereto has 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 mortgagor, 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 the  
said mortgagor, its (his) heirs, successors and assigns forever, the following described real estate:

Ray L. White and Aretta L. White and their heirs and assigns forever.

All that piece, parcel or lot of land in the City of Greer, County of  
Greenville, State of South Carolina, being shown and designated as  
property of Kenneth E. Splawn, Sr. on plat prepared by G.A. Wolfe, R.I.S.  
October 3, 1964.

Said lot fronts on the southerly side of Daniel Avenue (formerly Mayfield Street) 65.8 feet, has a depth of 88.3 feet on the easterly side,  
a depth of 91.4 feet on the westerly side and is 66.7 feet across the rear.

This is the same property conveyed to grantor by deed of J.S. Dillard and  
Wooten & Newman, Inc., dated January 28, 1965, and recorded in deed book  
766 at page 444, R.M.C. Office for Greenville County.

As part of the consideration hereof, the grantees agree to and do assume  
that outstanding mortgage, executed to Aiken Loan & Security Co., with a  
balance due of \$7,772.86, recorded in R.M.C. Office for Greenville  
County in Mortgage Book 985, at page 101.

As further part of the consideration, the grantor transfers all rights,  
titles and interests to the Escrow Account that is part of the above  
mortgage loan.

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 mortgagor, 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-  
sumances 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 mortgagor its (his) heirs, successors and assigns, from and against all persons lawfully claiming, or to claim the  
same as my 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 mortgagor, for an amount not less than the  
unpaid balance on the said Note in such company as shall be approved by the said mortgagor, and in default thereof, the said mortgagor, 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 mortgagor 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 mortgagor, its  
(his) heirs, successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse  
themselves 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 mortgagor, 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, he 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 mortgagor, its (his) heirs, successors or assigns, including a  
reasonable 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 mortgagor, 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 mortgagor, 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 15 day of

January 1976

Signed, sealed and delivered in the presence of

Ray L. White (L.S.)

WITNESS

Terry A. Keys

Aretta White (L.S.)

WITNESS

James C. Clark

4328 RV.25