

RECORDING FEE  
PAID \$ 2.00

FILED  
GREENVILLE CO. S. C.

BOOK 27 PAGE 534  
PAGE 114

DEC 21 10 49 AM '69  
R.H.C.

Bonie Bolden, indiv and as executor of the Estate of Iler

WHEREAS I (we) Bolden, Harry Bolden and Annie Bolden  
(hereinafter also styled the mortgagee) in and by my (our) attorney even date herewith, stand firmly held and bound unto

Beautyguard Mfg. Co. Inc. (hereinafter also styled the mortgagee) in the sum of

\$ 2,974.80, payable in 60 equal installments of \$ 49.58 each, commencing on the

15th day of January 1970 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 mortgagee 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 mortgagee 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, 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 in Greenville County, State of South Carolina, Fairview Township, near the town of Fountain Inn, and having, according to a survey and plat made by E. E. Gary, Surveyor, March 22, 1946, the following metes and bounds:

BEGINNING At an iron pin on the eastern side of Telfair Street at the joint corner with land now or formerly of Mrs. Nora McDowell and running thence with the joint line of said property N. 54 E. 4.54 to an iron pin on line of land of Mrs. Nora Garrett; thence with Garrett line S. 24 E. .83 to an iron pin, joint corner with lot now or formerly of Rosa Young; thence with line of said lot S. 43 1/2 W. 3.94 feet to an iron pin on Telfair Street; thence with Telfair Street N. 53 3/4 W. 1.47 to an iron pin, the point of beginning.

The property is the same as described in Deed Book 306 at Page 92.

*Conceded  
Dennis S. Lowndes*  
*Paid and  
Satisfied  
Jan. 1970*  
*Richard J. ...*  
*W. ...*  
*...*  
TOGETHER with all and singular rights, members, hereditaments and appurtenances to the same in anywise belonging, or in anywise incident or appertaining.  
TO HAVE AND TO HOLD, all and singular the premises unto the said mortgagee, his (his) successors, heirs and assigns forever.  
AND I (we) do hereby bind my (our) self and my (our) heirs, executors and administrators to procure and pay for any further necessary assurances 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 claiming title the same or any part thereof.  
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AND IT IS AGREED, by and between the parties hereto, that the said mortgagee his (his) 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 to defend the said mortgagee, its (his) heirs, successors or assigns, any defect such insurance and reimburse themselves upon 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 monies 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 mortgagee, his (their) heirs, executors or 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

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