



REAL ESTATE MORTGAGE BOOK 1235 PAGE 604

THE STATE OF SOUTH CAROLINA )
COUNTY OF Greenville )

The items set forth in the boxes directly below are expressly made a part of this mortgage.

Date of Loan: 5-22-72
Schedule of Payments: 36 @ \$105.00
First Due Date: 7-01-72
Final Due Date: 5-22-75
Cash Advance: \$ 3000.00
Initial Charge: \$ 150.00
Finance Charge: \$ 630.00
Amount of Loan: \$ 3780.00

The following amounts have been deducted from the Amount of Loan shown in the box to the left hereof and disbursed to or for the account of the Borrowers.

Table with 2 columns: Description and Amount. Rows include Finance Charge (\$630.00), Initial Charge (\$150.00), Group Credit Life Insurance Cost (\$113.40), Disability Insurance Cost (\$none), Household Contents Ins. Premium (\$none), Unpaid Balance of Prior Loan No. (\$none), Recording and Releasing Fees (\$6.52), and NET CASH DELIVERED TO BORROWERS (\$2880.08).

TO ALL WHOM THESE PRESENTS MAY CONCERN: Roy Stephens Stewart and Cynthia T. Stewart

of the County of GREENVILLE, State of South Carolina, hereinafter called the Mortgagors, send greeting:

WHEREAS, the said Mortgagors are justly indebted to BENEFICIAL FINANCE CO. OF Greenville, So. Car., hereinafter called the Mortgagee, and have given their promissory note therefor bearing even date herewith, whereby they have promised to pay to the Mortgagee the Amount of Loan set forth above in accordance with its terms as indicated above, it being hereby expressly agreed that upon default in the payment of said note or of any charge in connection therewith, or of insurance premiums, taxes or assessments or in the performance of any of the requirements herein contained as to taxes or insurance or of any of the other conditions hereof, the Mortgagee shall have the right to declare the entire unpaid balance of the Amount of Loan, subject to refund credit as provided therein, to be immediately due and owing, and to proceed, without notice, to enforce the collection of same as provided therein, together with a reasonable attorney's fee for any litigation concerning the debt, and all other amounts secured hereby:

NOW KNOW ALL MEN That the Mortgagors, in order better to secure the payment of the note/above mentioned in accordance with its terms, and all other sums mentioned therein or herein, to the Mortgagee, and also in consideration of the further sum of THREE DOLLARS to the Mortgagors in hand well and truly paid by the Mortgagee at and before the sealing 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 Mortgagee, its successors and assigns, the following described real property:

All that piece, parcel or lot of land situate, lying and being in hte County of Greenville, State of South Carolina, at the northwestern corner of the intersection of Verner Drive and Overton Avenue, and being known as Lot No. 58 on plat of Cedar Vale recorded in the R.M.C. Office for Greenville County in Plat Book 000, at page 13 and having such metes and bounds as shown on said plat.

The above is the same property conveyed to the Grantor by deed recorded in Deed Book 874, page 590.

This conveyance is subject to such easements, restrictions, or rights-of-way as may appear of record.

As part of the consideration for this conveyance the Grantees assume and agree to pay the balance due on the mortgage over the above property to First Federal Savings & Loan Association recorded in Mortgage Book 1136, at page 156, the balance now due and owing being \$19,000.00.