

Q. S. B. 6

**REAL ESTATE MORTGAGE**

THE STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

GREENVILLE, S.C.

BOOK **1404** PAGE **586**

TO ALL WHOM THESE PRESENTS MAY CONCERN: Billy Leon Garrett and Gail Garrett  
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, SC hereinafter called the Mortgagee, and have executed a Revolving Loan Agreement, hereafter referred to as the "Agreement," of even date herewith, by which the Mortgagee is obligated to make loans and advances up to \$ 5,000.00 hereinafter referred to as the "Line of Credit," which shall be made pursuant to the provisions of the South Carolina Consumer Protection Code, and all other obligations of Mortgagors under the terms and provisions of this Mortgage, it being hereby expressly agreed that upon default in the payment of said Agreement 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 due under the said Agreement 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 above mentioned Agreement 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 certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville on the Southern side of Summitt Avenue (also known as Savannah Street) being shown as a portion of Lot No. 15 on a plat of property of Knox L. Haynsworth, recorded in Plat Book "L" at page 177 and having the following meets and bounds, to wit: BEGINNING at an iron pin on the Southern side of Summitt Ave. at the corner of Lot No. 16 and running thence with the line of said lot S. 34-0 W. 150 feet, thence N. 58-58 W. 50 feet, thence N. 34-0 E. 150 feet to an iron pin of the Southern side of Summitt Ave., thence along said avenue S. 58-58 E. 50 feet to the point of beginning. Being the identical property conveyed to the mortgagor by deed of Donald Ray McCall, et.al. dated February 27, 1976 and recorded on February 27, 1977 in Deed Book 1032 at page 227.

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