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GREENVILLE CO. S.C.

**REAL ESTATE MORTGAGE**

BOOK 1418 PAGE 228

THE STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

3-1-1987 / 0  
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TO ALL WHOM THESE PRESENTS MAY CONCERN  
of the county of Greenville, State of South Carolina, hereinafter called the Mortgages, send greeting

WHEREAS, the said Mortgages are justly indebted to BENEFICIAL FINANCE CO. of Greenville, S.C. 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 \$10,000.00 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 Mortgagee 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 Mortgages, in order better to secure the payment of the above mentioned Agreement in accordance with its terms, and all other sums mentioned therein or hereon, to the Mortgagee, and also in consideration of the further sum of THREE DOLLARS to the Mortgagee 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 at the Northwest corner of the intersection of Greenway Drive and Pine Street (formerly 1st St.) in the City of Greenville and being shown as Lot 11, 12 or a part of lots 11 and 12 as shown by Section and Map, dated May, 1977 and recorded in Book 1377 at page 220; being the property conveyed to the mortgagor by deed of Paul J. Miller dated Dec. 21, 1977 and recorded in Book 1377 at page 220.

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