

REAL ESTATE MORTGAGE

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THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN, I, James Lee Goodwin, and James T. Tinkersley
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, 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 \$ 2000.00 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 Mortgagee in hand well and truly paid by the Mortgagors 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 county of Greenville, State of
South Carolina, being a part of the same as shown on the map of Map 111 and being
more or less as shown on a plat of Map 111, as shown by J. L. Little
dated 10/11/77 and recorded in the Clerk of Court's Office, being the property
referred to in the mortgage of James Lee Goodwin, and James T. Tinkersley, dated 10/11/77 and
recorded in the Clerk of Court's Office, 10/11/77.

RECORDED
13 8 59 AM '77
TANKERSLEY
S.H.C.

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