

FILED
GREENVILLE REAL ESTATE MORTGAGE

BOOK 1445 PAGE 737

THE STATE OF SOUTH CAROLINA 9 11 23 1971
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: Carleton P. Brown and Kathleen W. Brown
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 South Carolina hereinafter called the Mortgagee, and have given their promissory Note therefor bearing even date herewith, whereby they have promised to pay to the Mortgagee in accordance with its terms the Actual Amount of Loan of \$ 5,040.00, together with interest on unpaid balances, 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 immediately due and payable the entire unpaid principal balance hereof and accrued interest thereon, and to proceed, without notice, to enforce the collection of same as provided therein, together with a reasonable attorney's fee up to 15% of said unpaid balance 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 TEN 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 in the Town of Mauldin, being shown as Lot No. 70 on a Plat of Hillsborough, Section 2 prepared by Jones Engr. Services dated November, 1970 and recorded in plat book 47 at page 51; said property lying on the North side of Quaker Court and being conveyed to the mortgagor by deed of W. Dean Davidson dated Sept. 3, 1971 and recorded in deed book 924 at page 383.

