

GREENVILLE FILED
REAL ESTATE MORTGAGE

VOL 1479 PAGE 828

THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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TO ALL WHOM THESE PRESENTS MAY CONCERN: Jimmy Gresham and Kay P. Gresham

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 \$ 7,630.00, 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, his successors and assigns, the following described real property:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, and being located on the Northeastern side of Halsey Drive and being further known and designated as Lot No. 120, Augusta Acres Subdivision, Plat of which is recorded in the RMC Office for Greenville County in Plat Book 3 at Pages 200 and 201, reference to which is hereby craved for metes and bounds as shown thereon.

This being the same property acquired by the Grantor herein by deed of Jimmy J. Lindsey Real Estate, Inc. (Formerly Prince & Lindsey Real Estate, Inc.) recorded on May 10, 1974 in the RMC Office for Greenville County in Deed Book 998 at Page 729.

This conveyance is made subject to easements, restrictions, setback lines, roadways appearing on the Plat and of record.

STATE OF SOUTH CAROLINA
DOCUMENTARY
RECORDED

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

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