

RECORD
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SLEY
REAL ESTATE MORTGAGE

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THE STATE OF SOUTH CAROLINA

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: Robert L. Augustine and June P. Augustine

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 \$6111.00, 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, situate, lying and being in the Town of Simpsonville, Justin Township, being shown and designated as Lot No. 656, Section VI, Sheet 2, of Westwood Subdivision, as shown on plat thereof recorded in Plat Book 58 at page 35, in the REC Office for Greenville County, South Carolina. Reference is hereby made to said plat for a more particular description.

This conveyance is made subject to the restrictive covenants affecting Section VI of Westwood Subdivision, said restrictive covenants being recorded in the REC Office for Greenville County, South Carolina, in Deed Volume 1032 at page 46.

This conveyance is also made subject to any restrictive covenants, building setback line and rights of way and easements which may affect the above described property.

Being a portion of the same property conveyed to the grantor herein by deed of Vander W. Lucas, Jr., dated April 1, 1976, recorded April 10, 1979 in the REC Office for Greenville County in Deed Volume 880 at page 483.

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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