

THE STATE OF SOUTH CAROLINA

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles G. Ballew Jr. and Kathy B. Ballew

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 \$ 5796.00 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 in Greenville County, State of South Carolina, in the Town of Simpsonville, being known and designated as Lot No. 37 on plat of HUNTERS ACRES, as shown by plat thereof recorded in Plat Book BB at page 51, and having according to a recent survey entitled "Charles G., Jr. and Kathy B. Ballew", prepared by J. I. Montgomery, P.L.S., dated May 12, 1976, the following metes and bounds, to wit:

BEGINNING at an old iron pin on the Northwesterly edge of Pine Lane at the jointfront corner of Lots Nos. 36 and 37 and running thence with the joint line of said lots, N. 67-30 W., 241.5 feet to an iron pin; thence continuing N. 67-30 W., 15 feet to a point in center of branch, thence with the center line of branch, the meanders of which are N. 6-28 E., 83.7 feet to a point at the joint rear corner of Lots Nos. 37 and 38; thence with the joint line of said lots S. 67-30 E., 12 feet to an old iron pin; thence continuing with the joint line of said lots S. 67-30 E., 264.5 feet to an old iron pin on the Northwesterly edge of Pine Lane S. 22-30 W., 80.9 feet to the beginning corner. Being the same property conveyed to the grantors hereby by deed recorded in Deed Volume 756 at page 196 in the RMC Office for Greenville County.

Derivation: Deed of Charles P. Sloan recorded May 20, 1976.

RECORDED  
OCT 26 1976

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