

REAL ESTATE MORTGAGE

BOOK 1495 557

THE STATE OF SOUTH CAROLINA

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: JERRY W. Wyatt and P. Kay Wyatt

of the County of Greenville, 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 \$ 6,240.00, 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 with the buildings and improvements thereon, situate, lying and being on the south side of Arlington Avenue (Formerly Drace Street) in the City of Greer, South Carolina, and being shown on plat entitled Property of Jerry W. Wyatt and P. Kay Wyatt, made by Freeland & Associates, dated November 1, 1979 and recorded in the RMC Office for Greenville County, S. C. in Plat Book 7S at Page 56.

This is the same property conveyed to the Grantor herein by deed of Ratterree-James Insurance Agency, Inc. by deed dated and recorded Nov. 29, 1979 in the RMC Office for Greenville County, S. C. in Deed Book 1116 at Page 603.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
FEB 1 1980
4 30 PM '80
SHERIFF'S OFFICE

0557

[Empty rectangular box]

4328 RV-2