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REAL ESTATE MORTGAGE

BOOK 1496 267

THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: Jimmy E. Miller and Jane G. Miller

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 executed a Revolving Loan Agreement, hereafter referred to as the "Agreement," of even date herewith, by which the Mortgagee is obligated to make loans and advances up to \$ 10,000.00, hereinafter referred to as the "Line of Credit," which shall be made pursuant to the provisions of the South Carolina Consumer Protection Code, and all other obligations of Mortgagors under the terms and provisions of this Mortgage, it being hereby expressly agreed that upon default in the payment of said Agreement 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 the entire unpaid balance due under the said Agreement to be immediately due and owing, and to proceed, without notice, to enforce the collection of same as provided therein, together with a reasonable attorney's fee 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 above mentioned Agreement 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 all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, and more fully described by the following metes and bounds as surveyed by J.E. Rosamond in January 1950; and as shown by the plat made of said property.

BEGINNING at an iron pin on the county road known as the Patson Rd. and running thence S. 49 W. 365.0 feet to an iron pin, thence S. 39-15 E. 100.0 feet along the rear side of this property to an iron pin, thence S. 52-45 E. along the rear side and a distance of 150.0 feet to an iron pin, thence N. 39-15 E. 439.0 feet to an iron pin on the above described county road, thence N. 71-15 W. 185.0 feet along the county road to the beginning corner, containing two acres, more or less, and being the same property described in a deed from Louis C. Barker, Jr., Roy H. McJunkin and Charles F. Sims, Jr. to Jimmy E. Miller and Jane G. Miller dated March 22, 1978, and recorded in Book 1075 at Page 785.

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