

REAL ESTATE MORTGAGE

Beneficial Finance
Post Office Box 1793
Spartanburg, S.C. 29304
BOOK 1515 PAGE 735

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES I. JACKSON AND ANDREA JACKSON

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 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:

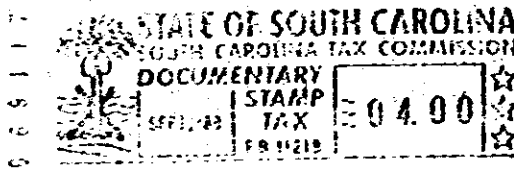
ALL that piece, parcel or lot of land near Gowansville, in Glassy Mountain Township, Greenville County, South Carolina, shown and designated as One and Five-Tenths (1.5) acres on plat made for Jimmy Jackson by W.N. Willis, Engineers, from field survey by S.D. Atkins made January 25, 1973 showing courses and distances as follows:

Beginning on a nail near center of private road near intersection with S.C. Highway No. 14, in Boyd Plumley's line, and running with Plumley line N.83-00 W. 500 feet (passing an iron pin at 30 feet from nail in road) to an iron pin; thence N-8-00 E. 130 feet to an iron pine; thence S.83-00E. 482 feet to a nail near center of road passing an iron pin at 23 feet from nail in road); thence with center of road S.0-10 W.131 feet to the beginning.

This being the identical property conveyed to James I. Jackson by deed of Lula H. Fowler recorded March 2, 1973 in Deed Book 951, page 513, R.M.C. Office for Greenville County.

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