

THE STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MORTGAGE

GREENVILLE CO. S.C.
FILED
JUN 9 9 35 AM '83
DONNIE S. HAYNES
REC. CLERK

BOOK 1610 PAGE 686

TO ALL WHOM THESE PRESENTS MAY CONCERN: Mary Nelson Phillips

of the County of Greenville, State of South Carolina, hereafter called "Mortgagors", send greeting:

WHEREAS, the Mortgagors are justly indebted to BENEFICIAL FINANCE CO. of SOUTH CAROLINA, hereafter called "Mortgagee", and have executed a Revolving Loan Agreement, hereafter referred to as the "Agreement," of even date with this Mortgage, by which Mortgagee is obligated to make loans and advances up to \$ 5,000.00, hereinafter referred to as the "Line of Credit," which shall be made pursuant to the provisions of the South Carolina Consumer Protection Code (CPC) 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 the Agreement or of any charge in connection with the Mortgage, or of insurance premiums, taxes or assessments or in the performance of any of the requirements as to taxes or insurance or of any of the other conditions contained in the Mortgage, Mortgagee, subject to the provisions of the South Carolina CPC with respect to default and the right to cure the default, shall have the right to declare the entire Unpaid Principal Balance (hereafter referred to as the "Unpaid Balance") due under the Agreement to be immediately due and owing, and to proceed to enforce the collection of the Agreement together with a reasonable attorney's fee up to 15% of the Unpaid Balance for any litigation concerning the debt, and all other amounts secured hereby:

NOW KNOW ALL MEN That 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, and also in consideration of the further sum of TEN DOLLARS to Mortgagors in hand well and truly paid by Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged in this instrument, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Mortgagee, its successors and assigns, the real property situated in the County of Greenville, State of South Carolina (hereafter described as the "Property") and described as follows:

All that piece, parcel or lot of land in the county of Greenville, state of South Carolina, on the northwest side of Fair Forest Way, and having according to a plat thereof prepared by Campbell & Clarkon, Engineers, the following metes and bounds, courses and distances, to wit:

Beginning at an iron pin on the northwest side of Fairfores Way, which iron pin is 437 feet southwest from U.S. Highway No. 276 (Laurens Rd.); thence N. 51-10 W. 98 feet to an iron pin in line of property of The Shore Company, Inc. thence with the line of said property S. 38-43 W 76 feet to an iron pin; thence continuing with the line of said property as follows: S. 31-12 W. 10.1 Feet to a point; S. 19-09 W. 9.8 feet to a point; S. 5-27 W. 9.5 feet to a point; S 22-49 E. 9.9 Feet to a point ; 33-46 E 9.7 Feet to a point; S. 38-11 E. 9.8 Feet to a point; S 45-38 E 30.2 Feet to a point; S. 52-51 E. 10.4 feet to a point; thence continuing with the line of said property S. 86.09 E. 24.75 feet to an iron pin on the northwest side of Fair Forest Way; thence with the northwest side of said stret N 31-41 E. 101.3 Feet to the beginning corner.

Being the property conveyed to the mortgagor by deed of The Shore Company Inc. dated November 10, 1967 and recorded in the REC Office for Greenville

110535
STATE OF SOUTH CAROLINA
DOCUMENTARY
JUN 9 1983
TAX
STAMP
0200

67
80
61
0.

[Empty rectangular box]

4328 RV 21