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FILED
GREENVILLE S.C.
MORTGAGE
JUN 13 10 52 AM '83
DONNIE R. H. LESLEY

BOOK 1611 PAGE 72

THE STATE OF SOUTH CAROLINA

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: Clyde C. Mackey

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

WHEREAS, Mortgagors are justly indebted to BENEFICIAL FINANCE CO. OF SOUTH CAROLINA, hereafter called "Mortgagee", and have given their promissory note ("Note") bearing even date with this Mortgage for that indebtedness by which Mortgagors have promised to pay to Mortgagee in accordance with the terms of the Note, the Actual Amount of Loan of \$7892.05, together with charges on unpaid balances of the Actual Amount of Loan, it being hereby expressly agreed that upon default in the payment of the Note, any charge in connection with the loan evidenced by the Note, or insurance premiums, taxes or assessments or default in the performance of any of the requirements contained in the Mortgage as to taxes, insurance or any other conditions, Mortgagee, subject to the provisions of the South Carolina Consumer Protection Code (CPC) with respect to default and the right to cure the default, shall have the right to declare immediately due and payable the entire unpaid balance of the Actual Amount of Loan and accrued charges thereon, and thereafter to proceed to enforce the collection of that debt, together with a reasonable attorney's fee up to 15% of unpaid balance of the Actual Amount of Loan for any litigation concerning the debt, and all other amounts secured hereby.

NOW KNOW ALL MEN That Mortgagors, in order better to secure to Mortgagee the payment of the Note, 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 of which being 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 situate in the County of Greenville and State of South Carolina (hereafter referred to as the "Property") and described, as follows:

ALL that certain piece, parcel and lot of land with improvements thereon, situate and lying on the northern side of Danhart Street, being designated as Lot #48 in Gantt Township, Greenville, County, South Carolina, on a plat of "Cutler Ridge" made by CO. Riddle, Surveyor, dated November, 1962 and recorded in the RMC Office for Greenville County, in plat Book "YY" at page 107, reference to said plat being craved for a complete and detailed description thereof.

The within described lot runs 95.3' on the northern side of Danhart Street, runs to a depth of 125' on the western side on a depth of 131.5' on the eastern side and runs 49.4' across the rear.

This is a part of the same property as was conveyed to the Grantor herein by deed recorded in the RMC Office for Greenville County in Deed Book 713 on Page 494 Grantor JI Skelton Recorded Jan 3, 1963.

This is A First Mortgage.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JUN 13 '83
TAX
\$ 03.15
S.S. 11218

Together with, all and singular, the rights, members, hereditaments and appurtenances to the Property belonging or in any wise incident or appertaining.

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