

MORTGAGE

BOOK 1629 PAGE 595

THE STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FILED
GRENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Luree Blasingame

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 \$ 8,000.00, 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 certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying on the westerly side of Staunton Bridge Road, and having, the following metes and bounds according to a plat entitled Property of Mrs. Luree Blasingame, prepared by Alex a Moss, Surveyor, dated January 19, 1972:

BEGINNING at an iron pin on the westerly edge of Staunton Brige Road, joint front corner with the Lot of Georgia M. Hayes, and running thence along the line of said Hayes Lot, N. 70-47 W. 394.3 feet to an iron pin; thence S. 14-47 W. 83.1 feet to an iron pin, thence along the line of property of Hore R. Price, Jr., et al, S. 70-47 E. 391 feet to an iron pin on the westerly edge of Staunton Bridge Road; thence with the edge of said Road, N 17-02.83 feet to the point of beginning.

This is a portion of the property conveyed to the grantor by deed of Sara Satterfield Wilson recorded in Deed Book 925 at page 107 in the REC Office for Greenville County. 1/11/72

This Property is conveyed subject to and easements or rights of way affecting same.

Lot Staunton Bridge Rd.

RECORDED
1972
OCT 17 9 45 AM '83
STAMP TAX 1103.20

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