

FILED
GREENVILLE CO. S. C.

SEP 22 12 20 PM '77

REAL ESTATE MORTGAGE

BOOK 1410 PAGE 640

THE STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

TO ALL WHOM THESE PRESENTS MAY CONCERN: E. S. Sutherland

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 Greenville, SC hereinafter called the Mortgagee, and have given their promissory Note therefor bearing even date herewith, whereby they have promised to pay to the Mortgagee in accordance with its terms the Actual Amount of Loan of \$ 6930.93, together with interest on unpaid balances, it being hereby expressly agreed that upon default in the payment of said note 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 immediately due and payable the entire unpaid principal balance hereof and accrued interest thereon, and to proceed, without notice, to enforce the collection of same as provided therein, together with a reasonable attorney's fee up to 15% of said unpaid balance 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 note above mentioned 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:

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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, on the West side of Leach Street, being shown as a portion of Lot 16, on a plat of Douthit Place recorded in Plat Book A at page 110, beginning at a point 150 feet from the Northwest corner of Perry Avenue and Leach Street and running with Leach Street 50 feet to a corner of Lot 10, thence running with the line of Lot 10, 100 feet to the corner of Lot 15, thence running with the joint line of Lots 15 and 16 50 feet, thence S. 71 1/2 E. 100 feet to the point of beginning, being the identical premises conveyed to the mortgagor by deed of Caroline M. Pickens dated November 24, 1975 and recorded in Deed Book 1028 at page 732.

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