

REAL ESTATE MORTGAGE

200: 1316 PAGE 469

The items set forth in the boxes directly below are expressly made a part of this mortgage.

Date of Loan: 6-14-74
Schedule of Payments: 36 @ 93.25
First Due Date: 7-14-74
Final Due Date: 6-14-77
Cash Advance: \$ 2750.00
Initial Charge: \$ 55.00
Finance Charge: \$ 577.20
Amount of Loan: \$ 3382.20

Table with 2 columns: Description and Amount. Items include Finance Charge (\$577.20), Initial Charge (\$55.00), Group Credit Life Insurance Cost (\$101.47), Disability Insurance Cost (\$None), Household Contents Ins. Premium (\$91.32), Unpaid Balance of Prior Loan No. 1487602 (\$1685.50), Recording and Releasing Fees (\$7.16).

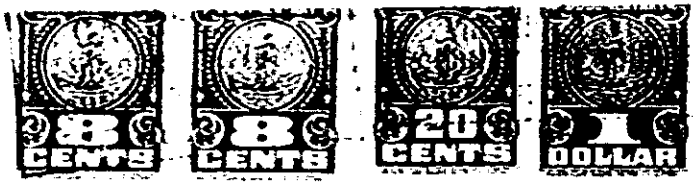
TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Gary Lee Miller and Shelby Jean Miller of 2709 Old Buncombe Road Greenville, S.C. of the County of Greenville, State of South Carolina, hereinafter called the Mortgagors, send greeting:

WHEREAS, the said Mortgagors are justly indebted to BENEFICIAL FINANCE CO. OF Greenville, S.C., hereinafter called the Mortgagee, and have given their promissory note therefor bearing even date herewith, whereby they have promised to pay to the Mortgagee the Amount of Loan set forth above in accordance with its terms as indicated above...

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 THREE DOLLARS to the Mortgagors in hand well and truly paid by the Mortgagee at and before the sealing of these presents...

# 2709 Old Buncombe Road, Greenville, South Carolina, Including all improvements thereon. VA Case # 74270

Beginning at an iron pin on the west side of Old Buncombe Road at joint corner of lot # 7 and running fence in a southerly direction 188' to a pin in 10' alley. Fence with said alley in a southerly direction 50' to a pin at joint corner of lot #5; fence in a southerly direction along line of lot 5 to pin on west side of Old Buncombe Road. Fence with west side of said road, north 22-10 west 50' to the beginning corner.



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

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns, forever.

And the Mortgagors do hereby bind themselves to WARRANT AND FOREVER DEFEND all and singular the said premises unto the Mortgagee from and against themselves and all other persons lawfully claiming or to claim the same or any part thereof.

PROVIDED, ALWAYS, that if the Mortgagors shall well and truly pay unto the Mortgagee all sums of money evidenced by the Note herein mentioned, or any subsequent Note as herein provided, and shall pay the taxes, insurance premiums and other amounts herein mentioned at the time and in the manner specified in said Note and herein, then these presents and the estate hereby granted shall cease, determine and be void, and thereupon the satisfaction and discharge of this instrument may be completed and executed by the duly appointed and acting manager of the Mortgagee.

And the Mortgagors, for themselves and for their heirs and assigns, hereby covenant with the Mortgagee as follows:

- 1. That the Mortgagors shall insure the mortgaged buildings against such hazards, in such amounts and with such carriers as may be approved by the Mortgagee...
2. That the Mortgagors shall pay, as the same may become due, all taxes by whatsoever authority legally imposed on the property hereby mortgaged...
3. That upon default in the payment of any instalment of said Note, or of any insurance premium, taxes or assessments...
4. The holder of this mortgage, in any action to foreclose the same, shall be entitled, without regard to the value of the mortgaged premises...
5. The covenants herein contained shall bind and the benefits shall inure to the respective heirs, executors, administrators, successors and assigns of the parties hereto.

4328 RV-2