

FILED
GREENVILLE CO. S. C.
REAL ESTATE MORTGAGE

BOOKS 1496 288

THE STATE OF SOUTH CAROLINA FEB 25 10 32 AM '80
COUNTY OF Greenville DONALD S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Anthony E. McClure and Martha G. McClure

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 South Carolina hereinafter called the Mortgagee, and have executed a Revolving Loan Agreement, hereafter referred to as the "Agreement," of even date herewith, by which the Mortgagee is obligated to make loans and advances up to \$ 81,000.00, hereinafter referred to as the "Line of Credit," which shall be made pursuant to the provisions of the South Carolina Consumer Protection Code, 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 said Agreement 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 the entire unpaid balance due under the said Agreement to be immediately due and owing, and to proceed, without notice, to enforce the collection of same as provided therein, together with a reasonable attorney's fee 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 above mentioned Agreement 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:

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, being known and designated as Lot No. 94 of a subdivision known as Canebrake I as shown on plat thereof prepared by Enwright Associates dated August 18, 1975, and recorded in the R.M.C. Office For Greenville County, South Carolina, in Plat Book 5D, at Pages 95 and 96, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Duquesne Drive, joint front corner of Lots 93 and 94 and running thence with the joint line of said lots S. 70-45 E. 119.28 feet to an iron pin in the line of Lot 110; thence with the line of Lot 110 N. 26-50 E. 54 feet to an iron pin, joint rear corner of Lots 94 and 95; running thence N. 55-55 W. 174.04 feet to an iron pin on the southeastern side of Duquesne Drive; thence with Duquesne Drive following the curvature thereof in a southwesterly direction an arc distance of 89.48 feet (the radius being 250.44 feet) and thence continuing with said drive S. 3-10 W. 10 feet to the point of beginning.

This being the identical property conveyed to the Mortgagors herein by deed from J. A. Bolen as Trustee for James W. Vaughn and J. A. Bolen, and College Properties, Inc., trading as Batesville Property Associates, a joint venture, dated on May 10, 1976, and recorded in Book 1035 at Page 998.

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