



BOOK 1179 PAGE 425

THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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

Date of Loan: January 20, 1971
 Schedule of Payments: 36 @ \$ 92.25
 First Due Date: March 1, 1971
 Final Due Date: January 20, 1974
 Cash Advance: \$ 2700.00
 Initial Charge: \$ 54.00
 Finance Charge: \$ 567.00
 Amount of Loan: \$ 3321.00

The following amounts have been deducted from the Amount of Loan shown in the box to the left hereof and disbursed to or for the account of the Borrowers.	
Finance Charge	\$ 567.00
Initial Charge	\$ 54.00
Group Credit Life Insurance Cost	\$ 99.63
Disability Insurance Cost	\$ 100.44
Household Contents Ins. Premium	\$ 199.26
Unpaid Balance of Prior Loan No. 28,10190,7	\$ 1846.37
Recording and Releasing Fees	\$ 6.36
To:	\$
To:	\$
NET CASH DELIVERED TO BORROWERS	\$ 1447.94

TO ALL WHOM THESE PRESENTS MAY CONCERN: John R. King and Ruth King his wife
 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., Carolina 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, 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 the entire unpaid balance of the Amount of Loan, subject to refund credit as provided therein, 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 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, 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:

BEGINNING at an iron pin on the southeasterly side of Fax Hall Road, which iron pin is the joint front corner of Lots 269 and 270; thence along the line of Lot 270 S 55-30 E., 168 feet to an iron pin in the center of a brance; thence S. 46-33 W. 76.7 feet to an iron pin; joint pin on the southeasterly side of Fax Hall Road; thence along the southeasterly side of Fax Hall Road N. 34-30 E. 75 feet to an iron pin, the point of beginning/

As a part of the consideration hereof, the Grantees agree to assume and pay according to its terms, that certain note and mortgage given to C. Douglas Wilson & Co., on which there is a balance due of \$ 9,740.54; said mortgage is recorded in Mortgages Volume 631 page 127. This is the same property conveyed to the grantor by deed recorded in the REC Office for Greenville County, South Carolina, in Deeds Volume 521, page 59.

Grantees to pay 1958 taxes.