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FILED
REAL ESTATE MORTGAGE
NOV 7 1977
DORRIS & JAMES
R.M.C.

BOOK 1415 PAGE 178

THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Actual Amount of Loan \$ 3744.00

Carlton F Brown and Kathleen Brown

TO ALL WHOM THESE PRESENTS MAY CONCERN:
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 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:

All that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the town of Mauldin, on the Northern side of Quaker Court being shown and designated as Lot No. 70 on a Final Plat of Hillsborough, Sec. 2, made by Jones Engineering Services, dated November, 1970, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 4F, Page 51, reference to which is hereby craved for the metes and bounds thereof.

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Derivation Clause: N. Dean Davidson 9-7-1971.

DOCUMENTARY
STAMP
NOV-77 TAX 01.52
PB. 11218

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