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THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: Nellie Christine Walker

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 \$ 3452.00 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 hereon, 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 piece, parcel or lot of land, situate, lying and being in the city and county of Greenville, State of South Carolina, being known and designated as Lot No. 11 of a subdivision known as WALKER TRACTS and recorded in the Office for Greenville County in Plat Book #18, at Page 51 and having, according to said plat, the following wies and bounds, to-wit:

Beginning at an iron pin on Inderson Street 50 feet Northeast of the intersection of Inderson and Lincoln Streets; thence running along Inderson Street N. 12-00 E. 50 feet to an iron pin at the corner of Lot 3; thence with the line of lot 3 N. 01-00 W. 100 feet to an iron pin; thence S. 12-00 W. 50 feet to an iron pin; thence with the common line of lots Nos. 1 and 5 N. 01-00 W. 100 feet to an iron pin, the point of beginning.

Derivation: Tract Book 40 at page 10.
This being the same property as conveyed to the Mortgagors by deed of Arlie Watkins & Eloise Watkins on Jan. 1, 1969.

Mortgagee Address: 1417 Laurens Rd., Greenville, S. C. 29607

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.

RECORDED IN PLAT BOOK 18 PAGE 51

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