REAL ESTATE MORTGAGE

2011 1429 MAR 02

THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: InthORE ENVILLE CO.S. C

WHEREAS, the said Mortgagors are justly indebted to BENEFICIAL FINANCETO of South Carolina bereinafter called the Mortgagoe, and have executed a Revolving Loan Agromant; herealist referred to as the "Agroement," of even date herewith, by which the Mortgagoe is obligated to make loans and advances up to \$ 7,400,00 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 Mortgagoe 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 scaling 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:

thereon, situate, lying and being in the State of South Carolina, County of Greenville at the intersection of Fast Paris (Pormerly Blassing me St.) and McGuen St. (Formerly Mitchell St.) and being shown as Lot No. 29 on a Plat of Block F in Kanatenah Subdivision in Plat Book "F" at page 130 & 131, being the property conveyed to the mortgagors by deed of Rith Diggs dated bug. 30, 197h and recorded in Deed Book 1006 at page 251.

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