

FILED
GREENVILLE CO. S. C.
REAL ESTATE MORTGAGE

BOOK 1488 PAGE 265

THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville
TO ALL WHOM THESE PRESENTS MAY CONCERN: Charles F. Berryhill and Diane S. Berryhill
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 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 \$ 7296.00 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 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 piece, parcel or lot of land, with improvements thereon, situate, lying and being in Union Bleachery Village, in the County of Greenville, South Carolina, and being more particularly described as Lot 26 as shown on a plat entitled "Subdivision For Union Bleachery, Division of Cone Mills Corporation, Greenville, S. C.", made by Piedmont Engineering Service, March, 1959, and recorded in the RMC Office for Greenville County in Plat Book 00, at pages 80 and 81. Said lot having such metes and bounds as shown on said plat.

This is the identical property conveyed to the Grantors herein by deed of The Cone Mills Corporation dated July 15, 1959, and recorded on July 23, 1959, in the RMC Office for Greenville County in Deed Book 624, at page 476.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property

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