REAL ESTATE MORTGAGE

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THE STATE OF QU'TH CAROLINA O. S. C. COUNTY OF Preenville 10 25 AM 180

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of the county of _____ Greenville_____ State of South Carolina, hereinafter called the Mortgagors, wast greeting:

WHEREAS, the said Morteagors are justly indebted to BENEFICIAL FINANCE CO. of hereinafter called the Mortgagee, and have executed a Revolving Loan Agreement, hereafter referred to as the "Agreement," of even date herewith, by which the Mortgagee is obtigated to make loans and advances up to \$ 10,000,000, 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 Mortgage shall have the right to declare the entire unpaid balance due under the said Agreement to be immediately due and entire, and to proceed, we hout notice, to enforce the collection of same as provided therein, together with a reasonable attorney's fee for any hitration concerning the orba, 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 Mortragee, and also in consideration of the further sum of TLN DOLLARS to the Mortgagors in hand well and truly paid by the Mortgagor 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 Mertpaper, its successors and assigns, the following described real property:

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