

REAL ESTATE MORTGAGE

REC-1513 113282

THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville

8 29 AM '81

TO ALL WHOM THESE PRESENTS MAY CONCERN: STANLEY C. WERSLEY
Stanley Craig and Elaine Craig

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 executed a Revolving Loan Agreement, hereafter referred to as the "Agreement," of even date herewith, by which the Mortgagee is obligated to make loans and advances up to \$ 10,000.00, 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 Mortgagee 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 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 in Paris Mountain Township, Greenville County, State of South Carolina, being more particularly described according to a plat of the Property of Willie O. Hester, prepared by C.C. Jones, November 12, 1952, as follows:

Beginning at an iron pin at the northeast corner of the property of Mrs. Mattie Hester, and on the southern line of the property conveyed by Alvin P. Hester to Willie O. Hester, and running thence S. 52-24 E. 180 feet, more or less, to an iron pin in land, now of formerly, owned by J.L. Mann, now owned by Alexander; thence with line of said property, S. 64-10 W. 116.2 feet to an iron pin, Alexander corner; thence with Alexander line, N. 52-33 W. 124.6 feet to and iron pin at the southwest corner of the property formerly owned by Mrs. Mattie Hester; thence with line of said property, N. 37-36 E. 104.3 feet to the point of beginning.

A/SO: All that tract of land in Greenville County, South Carolina, in Paris Mountain Township, containing 1.17 acres, more or less, situate on the east side of Old Poor House Road, and being more particularly described according to a survey prepared by C.C. Jones on December 2, 1944, and revised on September 27, 1974 and according to said plats, having the following notes and bounds, to-wit;

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