

MORTGAGE

THE STATE OF SOUTH CAROLINA

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN

of the County of Greenville

FILED
GREFNY

AUG 23 3 47 PM 1983

DUNHAM

W.M.C. JOSEY

Wald Laigle

1822 374

0374

WHEREAS the Mortgage is lawfully indebted to BENEFICIAL FINANCE CO. of SOUTH CAROLINA (hereinafter "Mortgagee") and has executed a Revolving Loan Agreement, hereinafter referred to as the "Agreement" of even date with this Mortgage, by which Mortgagee is obligated to make loans and advances up to \$11,000.00 (hereinafter referred to as the "Line of Credit") which shall be made pursuant to the provisions of the South Carolina Consumer Protection Code (CPC) and all other regulations of Mortgagee, under the terms and conditions of this Mortgage, it being hereby expressly agreed that upon default in the payment of the Agreement or of any charge in connection with the Mortgage, or of insurance premiums, taxes or assessments or in the performance of any of the requirements as to taxes or insurance or of any of the other conditions contained in the Mortgage, subject to the provisions of the South Carolina CPC with respect to default and the right to cure the default, shall have the right to declare the entire Unpaid Principal Balance hereinafter referred to as the "Unpaid Balance" due under the Agreement to be immediately due and owing, and to proceed to enforce the collection of the Agreement together with a reasonable amount (not to exceed 15% of the Unpaid Balance) for any litigation concerning the debt, and all other amounts secured hereby.

NOW KNOW ALL MEN That Mortgagee, 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, and also in consideration of the further sum of TEN DOLLARS to Mortgagee in hand set and truly paid by Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged in this instrument, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Mortgagee, its successors and assigns, the real property situated in the County of Greenville, State of South Carolina, hereinafter described as the "Property" and described as follows:

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville in the Town of Simpsonville on the East side of Beirum Court being shown as Lot No. 523 on a plat of Lotting G, Sheet No. 1 of Westwood Subdivision as recorded in Plat Book X at page 111; being the property conveyed to the mortgagor by deed of Brenda Laigle recorded in Plat Book 1181 at page 201 on June 22, 1974.

1822 374