REAL ESTATE MORTGAGE

EGON 1403 PASE 102

THE STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

COUNTY OF GREENVILLE JUL 5 1 55 11 77

TO ALL WHOM THESE PRESENTS MAYCONCERS: TAGONERS: TAGONERS

of the country of Greenville State of South Carolina, hereinafter called the Mortgagors, send greeting:

WHEREAS, the said Mortgagors are justly indebted to BENEFICIAL FINANCE CO. of Greenville, S.C. hereinafter called the Mortgagore, and have executed a Revolving Loan Agreement, hereafter referred to as the "Agreement," of even date herewith, by which the Mortgagore 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 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 Mortgagere, and also in consideration of the further sum of THREE DOLLARS to the Mortgagors in hand well and truly paid by the Mortgagere 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 Mortgagere, its successors and assigns, the following described real property:

"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, lying near the City of Greenville, on the Eastern side of MacNees Drive and being shown as Lot No. 10 and a portion of Lot No. 9 on a Plat of Royal Oak Subdivision as recorded in Plat Book QQ at page 117 and being more particularly shown as the property of Caulie B. Gordon on a plat recorded in Plat Book RRR at page 111; being the identical premises conveyed to the mortgagor by deed of Frank M. Branyon dated Aug. 30, 1967 and recorded an Aug. 31, 1967 in Deed Book 827 at page 323.

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