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**REAL ESTATE MORTGAGE**

BOOK **1178** PAGE **52**

THE STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF GREENVILLE )

The items set forth in the boxes directly below are expressly made a part of this mortgage.

Date of Loan: January 4, 1971  
 Schedule of Payments: 36 @ 105.00  
 First Due Date: March 4, 1971  
 Final Due Date: January 4, 1974  
 Cash Advance: \$ 3150.00  
 Initial Charge: \$ none  
 Finance Charge: \$ 630.00  
 Amount of Loan: \$ 3780.00

The following amounts have been deducted from the Amount of Loan shown in the box to the left hereof and disbursed to or for the account of the Borrowers.	
Finance Charge	\$ <u>630.00</u>
Initial Charge	\$ <u>none</u>
Group Credit Life Insurance Cost	\$ <u>118.40</u>
Disability Insurance Cost	\$ <u>nil</u>
Household Contents Ins. Premium	\$ <u>nil</u>
Unpaid Balance of Prior Loan No. <u>28-10260-8</u>	\$ <u>2875.64</u>
Recording and Releasing Fees	\$ <u>3.52</u>
To:	\$
To:	\$
NET CASH DELIVERED TO BORROWERS	\$ <u>157.44</u>

TO ALL WHOM THESE PRESENTS MAY CONCERN: Della E. Schimke, of 12 "C" Street, Poe Mill, Greenville, South Carolina, 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 Greenville, So. 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 the Amount of Loan set forth above in accordance with its terms as indicated above, 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 the entire unpaid balance of the Amount of Loan, subject to refund credit as provided therein, 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 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 THREE 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 situate lying and being in Greenville County, So. Carolina being known and designated as lot # 46. Section one of subdivision of Village Houses on a plot of property of F. W. Poe Mfg. Company, which Plat Book Y pages 26-31, reference to said plat being hereby craved for a more particular description.

This conveyance is subject to all restrictions, set back lines, roadways, easements and rights of way, if any, appearing of record, on the premises, or on the recorded plat, which affect the property hereinabove described.

The above property is the same conveyed to Grantor by Deed recorded in Deed Book 828 at page 472, Block Book reference 150-12-15.