



REAL ESTATE MORTGAGE

THE STATE OF SOUTH CAROLINA)
COUNTY OF)

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

Date of Loan: April 16, 1971
Schedule of Payments: 36 @ \$ 61.50
First Due Date: May 25, 1971
Final Due Date: April 16, 1974
Cash Advance: \$ 1800.00
Initial Charge: \$ 36.00
Finance Charge: \$ 378.00
Amount of Loan: \$ 2214.00

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	\$ 378.00
Initial Charge	\$ 36.00
Group Credit Life Insurance Cost	\$ 66.42
Disability Insurance Cost	\$ 66.96
Household Contents Ins. Premium	\$ 132.84
Unpaid Balance of Prior Loan No. 28,10232.7	\$ 1318.07
Recording and Releasing Fees	\$ 5.92
To: BFC CCL	\$ 185.75
To:	\$
NET CASH DELIVERED TO BORROWERS	\$ 24.04

TO ALL WHOM THESE PRESENTS MAY CONCERN: Otis B. Lockaby and Edith L. Lockaby

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. Car., 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:

Beginning at a point on the southern side of Catalina Ave. which point lies North 72-30 East 150 feet from the intersection of Catalina Ave., and Piedmont Park Rd., & running thence with Catalina Ave., North 72-30 East 102 feet to an iron pin; thence South 17-30 East 205 feet to an iron pin on the line of the right of way of the Piedmont and Northern Railroad Co.; thence South 78-19 West 99.0 feet to a point; thence North 18-30 West 195 feet to the point of beginning; being the same conveyed to me by Lewis L. Gilstrap by deed dated 8-31-61 and recorded in the RMC office for Greenville County in Deed Vo. 681, at page 229.