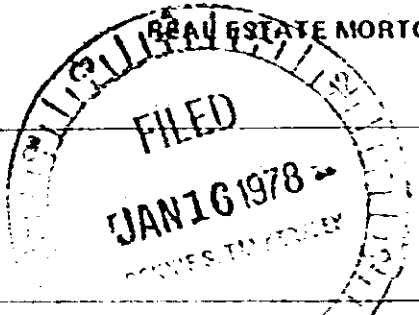


ACCOUNT NO. 25387 DATE 1/6/78

MORTGAGORS NAMES AND ADDRESS:
Fleword Benson
Rt. 4 Brushy Creek Road
Greer, S.C. 29651



MORTGAGEE NAME AND ADDRESS:
BOOK 1421 PAGE 67

19012-2-B
USLIFE CREDIT CORP
1565 LAURENS RD
PO BOX 6428 - STA B
GREENVILLE SC 29606
1-11-78

Table with columns: AMOUNT OF NOTE (32,400), PRINCIPAL OF LOAN (4,05), SCHEDULE OF PAYMENTS (36, 89.00), FIRST DUE DATE (1/11/78), MATURE DATE (1/11/81)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } SS.

WHEREAS, the Mortgagors above named are indebted on their Promissory Note above described, payable to the order of the Mortgagee and evidencing a loan made by said Mortgagee, in the Amount of Note stated above, which said Note is payable in monthly installments and according to the terms thereof, and on which Note payment in advance may be made in any amount at any time and default in making any monthly payment shall, at the option of the holder of said Note, and without notice or demand, render the entire sum remaining unpaid on this Note at once due and payable.

NOW KNOW ALL MEN, that in consideration of said loan and to further secure the payment of said Note and also in consideration of three dollars (\$3) to the Mortgagors in hand well and truly paid by Mortgagee at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, the Mortgagors hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate, situated in the County of _____ and State of South Carolina, to-wit: All that CERTAIN piece parcel or lot of land with all improvement thereon

or hereafter constructed thereon situate lying and being in the state of South Carolina, County of Greenville County, Chick Springs Township about three miles southwest of Greer, South Carolina being bounded on the north by lot of Tom Anderson, formerly Boyce Durham on the east by other property of Clarence Benson on the south and west by other property of Clarence Benson, and being a part of the

to have and to hold, with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, unto said Mortgagee, provided always, and this instrument is made, executed, sealed and delivered upon the express condition that if the said Mortgagors shall pay in full to the said Mortgagee the above described Note according to the terms thereof, then this Mortgage shall cease, determine and be void, otherwise it shall remain in full force and virtue. Upon default in making any payment of said Note when the payment becomes due, then the entire sum remaining unpaid on said Note shall be due and payable by the exercise of the option of acceleration above described, and this Mortgage may be foreclosed as provided by law for the purpose of satisfying and paying the entire indebtedness secured hereby.

The Mortgagors covenant that they exclusively possess and own said property free and clear of all encumbrances, except as otherwise noted, and will warrant and defend the same against all persons except the Mortgagee. Any failure of the Mortgagee to enforce any of its rights or remedies hereunder shall not be a waiver of its rights to do so hereafter. Wherever the context so requires, plural words shall be construed in the singular.

Signed, sealed and delivered in the presence of

Witness signatures: J.E. Mason

Mortgagor signatures: Fleword Benson (Seal), (Seal) Sign Here

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } SS.

Personally appeared before me the undersigned witness and being duly sworn by me, made oath that he saw the above-named mortgagor(s) sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he, with the other witness subscribed above, witnessed the due execution thereof.

Sworn to before me this 6 day of January, A.D. 1978. Notary Public for South Carolina: Norman D. DeWitt

This instrument prepared by Mortgagee named above

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } SS.

RENUNCIATION OF DOWER
I, the undersigned Notary Public, do hereby certify and affirm that the undersigned wife of the above-named Mortgagor, did this day appear before me and appear before me separately, and separately, and did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the above-named Mortgagee, its successors and assigns, all her interest in estate, and also all her right in the estate of, in, or to, all and singular the premises above described and released.

Sworn to before me this 6 day of January, A.D. 1978. Notary Public for South Carolina: Norman D. DeWitt

(CONTINUED ON NEXT PAGE)

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