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FILED
GREENVILLE S.C.
REAL ESTATE MORTGAGE

BOOK 1541 PAGE 792

THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MAY 21 11 03 AM '81
DONNA M. CANNERSLEY
S.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Steven M. Rodgers

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 South Carolina, hereinafter called the Mortgagee, and have executed a Revolving Loan Agreement, hereafter referred to as the "Agreement," of even date herewith, by which the Mortgagee is obligated to make loans and advances up to \$10,650.00, 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 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 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 Mortgagee, and also in consideration of the further sum of TEN 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 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, being shown on a plat of property of Steven M. Rodgers and Gail K. Rodgers, located on the corner of Harding Drive and Buckhorn Road, said Plat being recorded in the R.M.C. Office for Greenville County in Plat Book 5T, Page 89 and having, according to said plat, the following metes and bounds, to-wit; Beginning at an iron pin at the corner of Buckhorn Road and Harding Dr. and running thence along Harding Drive S. 65-54 E., 22.1 ft. to an iron pin; thence continuing along Harding Dr. S. 34-28 E., 61 ft. to an iron pin; thence continuing along Harding Dr. S. 28-40 E., 60.8 feet to an iron pin; thence running S. 72-30 W., 165.0 ft. to an iron pin at the rear of the lot; then running N 17-30 W., 10.4 ft. to an iron pin; thence along Buckhorn Road N. 24-06 E., 150 ft. to an iron pin, the point of beginning. Property conveyed to the grantor by deed of David G. Traxler Sr., recorded in Deed Book 801, Page 277, dated June 30, 1966.

RECORDED
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S.M.C.

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