

CO. S  
2 DECEMBER 1979  
M.C. HENRYSLEY

**REAL ESTATE MORTGAGE**

BOOK 1485 PAGE 416

THE STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: Maurice C. Atkins and Elizabeth G. Atkins  
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 \$ 8000.00, 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 Mortgagor 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, in O'Neal Township, approximately two miles southeast from Mountain View School, on the east side of Hall Road containing 2.90 acres, shown and designated on plat of survey for Maurice C. Atkins and Elizabeth G. Atkins, by Carolina Surveying Co., dated April 16, 1979 and recorded in the REC for Greenville County in Plat Book 7-E at Page 12, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING to a point on the eastern side of Hall Road at the joint front corner of said property and property now or formerly belonging to E. Grady Atkins; running thence N 25-28 W 275.7 feet to a point on Hall Road; thence N 65-33 E 504.3 feet to an iron pin at the rear corner of property; thence with a gulley along the common line of property and property of Elliott, the traverse of which is S. 8-36 E 284.5 feet to an iron pin; thence along the line of property and property belonging to Atkins S. 65-33 W. 416.1 feet to a point on Hall Road, the point of beginning.

REFERENCE: Deed of E. Grady Atkins, recorded May 10, 1979 in Deed Book 1102 at Page 186.

Also, all that piece, parcel or lot of land in O'Neal Township, Greenville County, State of South Carolina two miles southeast from Mountain View School, lying on the West side of Hall Road, containing 1.97 acres, shown and designated on plat of survey for Maurice C. Atkins and Elizabeth G. Atkins by Carolina Surveying Co., dated April 16, 1979 and recorded in the REC Office for Greenville in Plat Book 7-E at Page 10, and having according to said plat, the following metes and bounds, to-wit:  
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