

MORTGAGE

VOL. 1634 PAGE 732

THE STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF Greenville )

FILED  
GREENVILLE CO. S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Charles Clyde Sloan Jr.,

of the County of Greenville, State of South Carolina, hereafter called "Mortgagors", send greeting:

NOV 10 8 35 AM '93  
DONNIL S. TANKERSLEY  
R.M.C.

WHEREAS, the Mortgagors are justly indebted to BENEFICIAL FINANCE CO. of SOUTH CAROLINA, hereafter called "Mortgagee", and have executed a Revolving Loan Agreement, hereafter referred to as the "Agreement," of even date with this Mortgage, by which Mortgagee is obligated to make loans and advances up to \$5,375.00, hereinafter referred to as the "Line of Credit," which shall be made pursuant to the provisions of the South Carolina Consumer Protection Code (CPC), and all other obligations of Mortgagors under the terms and provisions of this Mortgage, it being hereby expressly agreed that upon default in the payment of the Agreement or of any charge in connection with the Mortgage, or of insurance premiums, taxes or assessments or in the performance of any of the requirements as to taxes or insurance or of any of the other conditions contained in the Mortgage. Mortgagee, subject to the provisions of the South Carolina CPC with respect to default and the right to cure the default, shall have the right to declare the entire Unpaid Principal Balance (hereafter referred to as the "Unpaid Balance") due under the Agreement to be immediately due and owing, and to proceed to enforce the collection of the Agreement together with a reasonable attorney's fee up to 15% of the Unpaid Balance for any litigation concerning the debt, and all other amounts secured hereby:

NOW KNOW ALL MEN That 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, and also in consideration of the further sum of TEN DOLLARS to Mortgagors in hand well and truly paid by Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged in this instrument, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Mortgagee, its successors and assigns, the real property situated in the County of Greenville, State of South Carolina (hereafter described as the "Property") and described as follows:

All that certain piece, parcel of lot of land with all improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, near the City of Greenville, being known and designated as lot 101, as shown on plat of Anderson Street Highlands, recorded in Plat Book J at Page 157, and being shown on a more recent plat dated October, 1978 by Dalton & Neves Co., Engineers recorded in Plat Book 6W, at page 86, in the RMC Office for Greenville County, SC., said property having such metes and bounds as shown thereon.

This being the same property conveyed unto W. E. Riddle by deed of Mary G. Smith dated May 10, 1951, recorded May 14, 1951 in Deed Book 436 at Page 396 in the RMC Office for Greenville County, South Carolina.

This Property is conveyed subject to all restrictions, easements, and zoning ordinance of record or on the ground affecting said property.

RECORDED IN THE OFFICE OF THE CLERK OF COURTS, GREENVILLE COUNTY, SOUTH CAROLINA  
NOV 10 1993  
STAMP  
TAX \$ 02.18

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