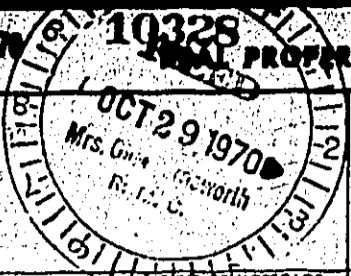


RECORDING FEE OCT-29 1970



REAL PROPERTY MORTGAGE BOOK 1171 PAGE 101 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Philip L. Eppley Geraldine Eppley Rt. 1, Hwy 414 Taylors, S. C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	10/27/70	\$ 7440.00	\$ 1877.04	\$ 200.00	\$ 5362.96
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	15th	12/15/70	\$ 124.00	\$ 124.00	11/15/75

**THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$10,000.00**

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to Universal C.I.T. Credit Company (hereafter "Mortgagee") in the above Total of Payments and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding at any given time not to exceed said amount stated above, hereby grants, bargains, sells, and releases to Mortgagee, its successors and assigns, the following described real estate together with all improvements thereon situated in South Carolina, County of Greenville

All that piece, parcel or lot of land in Highland Township, Greenville County, State of South Carolina, containing 28.20 acres according to a plat of the property of M. C. Knight, made by Terry T. Dill, February 28, 1957, and revised June 4, 1966, and recorded in the R.M.C. Office for Greenville County in Plat Book "MMM" at page 134, and having according to a more recent survey entitled "Property of Philip L. Eppley prepared by Terry T. Dill, dated December 15, 1967, the following metes and bounds, to-wit: BEGINNING at a nail and cap in the center of S. C. Highway No. 414 and running thence N. 3-00 E. 289.5 feet to an iron pin; running thence N. 31-30 E. 297 feet to an iron pin, running thence N. 47-30 E. 1,320 feet to an ash stump and iron rod; running thence S. 33-00 E. 195.3 feet to a stone; running thence N. 71-45 E. 624.2 feet to an iron pin in S. C. Highway No. 414; running thence along the center of S. C. Highway No. 414 S. 22-30 W. 224 feet to an iron pin; running thence N. 66-00 W. 200 feet to an iron pin; running thence S. 24-00 W. 210 feet; thence running S. 9-00 W. 459 feet to an iron pin; running thence S. 61-00 E. 101 feet; thence S. 36-15 W. 257.5 feet to an iron pin; running thence S. 65-00 E. 160 feet to an iron pin; running thence S. 65-05 W. 351 feet to an iron pin; thence S. 63-00 W. 340 feet to a nail in the center of S. C. Highway No. 414; running thence along the center of said Highway S. 84-24 W. 574.5 feet to an iron pin; TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns forever.

If the Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Mortgagor agrees to pay all taxes, assessments and charges against the above-described premises.

Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to the Mortgagee in Mortgagee's favor, and in default thereof Mortgagee may, but is not obligated to, effect said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, lien, assessment, obligation, covenant, insurance premium, prior mortgage or any charge whatsoever in connection with the above described real estate shall be an additional lien secured by this mortgage with interest at the highest lawful rate if not prohibited by law, and may be enforced and collected in the same manner as the debt hereby secured.

All obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand, upon any default.

Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

In Witness Whereof, we have set our hands and seals the day and year first above written.

Signed, Sealed, and Delivered  
In the presence of

*[Signature]*  
(Witness)  
*[Signature]*  
(Witness)

*[Signature]* Philip L. Eppley (L.S.)  
*[Signature]* Geraldine Eppley (L.S.)