

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ELIZABETH RIDDLE
R.M.C.

MORTGAGE OF REAL ESTATE

Whereas, Cecil H. Peppers

of the County of Greenville, in the State aforesaid, hereinafter called the "Mortgagor, is

indebted to Stephenson Finance Co., Inc., Consumer Credit Company Division, a corporation organized and existing under the laws of the State of South Carolina, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference

in the principal sum of Two Thousand Twelve and No/100 Dollars (\$2,012.00), and

Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his successor in title, at any time before the cancellation of this mortgage, which additional advance(s) shall be evidenced by the Note(s) or Additional Advance Agreement(s) of the Mortgagor, shall bear such maturity date and other provisions as may be mutually agreeable, which additional advances, plus interest thereon, attorneys' fees and Court costs shall stand secured by this mortgage, the same as the original indebtedness, provided, however, that the total amount of existing indebtedness and future advances outstanding at any one time may not exceed the maximum principal amount of

Ten thousand three hundred twenty five and 00/100 Dollars (\$ 10,325.00), plus interest thereon, attorneys' fees and Court costs.

Now, Know All Men, the Mortgagor in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of One Dollar (\$1.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns the following described property:

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, Chick Springs Township on the eastern side of Piedmont Park Road having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of Piedmont Park Road (Old Rutherford Road) at the joint front corner with property of M. S. Builders, Inc. and running thence with the line of M. S. Builders, Inc. S. 85-06-E., 300.2 feet to an iron pin; thence continuing with the property of M. S. Builders, Inc. S. 4-22 W., 256.0 feet to an iron pin; thence N. 64-W., 320 feet, more or less, to an iron pin on the eastern edge of Piedmont Park Road; thence with the edge of Piedmont Park Road in a northerly direction 125 feet, more or less, to the point of beginning.

This is the identical property conveyed to the mortgagor by deed recorded in the RMC Office for Greenville County in Deed Book 922 at page 221 and being all that remains of that 28.5 acre tract inherited by Cecil H. Peppers and Annie Laura Peppers from the estate of Thomas W. Peppers.