

RECORDED IN BOOK 1205 PAGE 201
 SEP 2 1971
 Mrs. Ollie Farnsworth R. M. C.
 PROPERTY MORTGAGE 6752 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Fred Eppley Betty Eppley 304 Pelham Street Greer, S. C.		MORTGAGEE ADDRESS CIT Financial Services, Inc. 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	8/31/71	\$ 6120.00	\$ 1534.81	\$ 200.00	\$ 4385.19
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	22nd	10/22/71	\$ 102.00	\$ 102.00	9/22/76

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 certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, in the City of Greer, on the West side of Pelham Street and on the South side of James Street, being known and designated as Lot 12, Block 2, Sheet G-3 on map of the Greenville County Block Book, and having the following metes and bounds:

BEGINNING on an iron pin on the West margin of Pelham Street and on the North margin of Cary Street, and running thence with the West margin of Pelham St. N. 35-20 E. 142 feet to an iron pin, joint corner of the former Marvin J. Barton lot; thence with the common line of the said Barton lot and the property being conveyed, N. 67-50 W. 140 feet to an iron pin; thence with the rear line of the former Barton lot, N. 19-35 E. 81.5 feet to an iron pin on the South margin of James Street; thence with the South margin of said Street, N. 70-21 W. 129.6 feet to an iron pin; thence S. 19-00 W. 226 feet to an iron pin on the North margin of Cary St.; thence with the North margin of said Street, S. 71-00 E. 224.5 feet to the point of beginning. Being the same identical property conveyed grantors herein by deed recorded in Vol 791 at page 43.

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

John P. Giffin Jr.
 (Witness)
Ben E. Ludwig
 (Witness)

W. Fred Eppley
 W. Fred Eppley (L.S.)
Betty Eppley
 Betty Eppley (L.S.)



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