

MORTGAGE OF REAL ESTATE

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

*J. Frances Pepper*

SEND GREETING:

WHEREAS, *I*, the said *J. Frances Pepper*  
in and by *My* certain *promissory* note... in writing, of  
even date with these presents, *Bank*  
of *Piedmont*, a corporation duly chartered under the  
laws of the State of *South Carolina* thirteen hundred + *02*/*100*  
Dollars, to be paid *January 23* 19*32*

with interest thereon, from *the date of maturity* at the rate of *8* per cent. per annum to be  
computed and paid *annually* until paid in full all interest not paid when due to bear interest at the same rate as principal; and if any portion of  
principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note... to become immediately due, at the option of the holder hereof,  
who may sue thereon and foreclose this mortgage, said note further providing for an attorney's fee of *ten per cent of*  
*amount so collected* besides all costs and expenses of collection, to be  
added to the amount due on the said note... to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part  
thereof be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note... reference being there-  
unto had, as will more fully appear.

NOW, KNOW ALL MEN, That *J. Frances Pepper*  
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to *the* said  
*Bank of Piedmont*,  
according to the terms of the said note... and also in consideration of the further sum of Three Dollars, to *me*, the said  
*J. Frances Pepper*  
in hand well and truly paid by the said *Bank of Piedmont*,

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, and released, and by these Presents do grant, bar-  
gain, sell and release unto the said *Bank of Piedmont, its successors and*

assigns:  
All that certain piece parcel of tract of  
land situated in *Stone Township State and County*  
aforesaid containing one hundred, forty-five and  
seven-tenths (45.7) acres, more or less, and is the  
same tract of land allotted to *me* by *J. H. Charles*  
*J. H. Staten*, *P. W. Hartzelaw*, *W. M. Stanhouse*, and  
*J. A. Blakely*, as Commissioners appointed by the  
Court under the will of *Edwin Pepper* to divide the  
lands of the said *Edwin Pepper* Estate - a record  
of which will be found in judgment Roll C. 5163  
recorded in office of Clerk of Court for Greenville  
County in Book *WW* at page 237 and is the same  
tract of land shown on Plat of all the lands of the  
Estate of *Edwin Pepper* recorded in office of *R. M. C.*  
for Greenville County in Plat Book *H* at page  
76. This one hundred, forty-five and seven-tenths  
(45.7) acres, being a sub. division of said plat  
which fully describes courses and distances and  
metes and bounds of said tract of land and reference  
is hereunto made to said plat and to all records shown  
by said judgment Roll C. 5163.

I hereby represent and guarantee that there are no other  
mortgages or liens of any kind against the above described  
property and it is also agreed and understood that  
this mortgage shall also secure any and all renewals  
of the original note.