

State of South Carolina,

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

To all Whom These Presents May Concern:

I, James V. Piephoff

SEND GREETING:

Whereas, I the said James V. Piephoff

in and by my certain Promissory note in writing, of even date with these presents, an well and truly indebted to C. Douglas Wilson & Co., Greenville, S. C.,

in the full and just sum of Five Thousand Seven Hundred and No/100 - - - (\$5,700.00) DOLLARS, to be paid six months after date

, with interest thereon from date at the rate of six (6%) per cent. per annum, to be computed and paid semi-annually

until paid in full; all interest not paid when due to bear interest at 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 (10%) per cent. of the amount due thereon, besides all costs and expenses of collection, to be added to the amount due on said note and 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 thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Mortgagor in hand well and truly paid by the said Mortgagee, 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, bargain and release unto the said Mortgagee, and its Successors and Assigns forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township, Greenville County, State aforesaid, on the Northeast side of Argonne Drive, in the City of Greenville, being shown as Lot No. 9 on Plat of property of C. B. Martin, made by R. E. Dalton in February, 1923, recorded in Plat Book F at Pages 102 and 103, and described as follows:

BEGINNING at a stake on the Northeast side of Argonne Drive, 133.8 feet Northwest from Waccamaw Avenue, at corner of Lot No. 8, and running thence with the line of said lot, N. 48-50 E. 175 feet to a stake in line of Lot No. 7; thence with the line of said lot, N. 41-10 W. 75 feet to a stake at corner of Lot No. 10; thence with the line of said lot, S. 48-50 W. 175 feet to a stake on Argonne Drive; thence with the Northeastern side of Argonne Drive, S. 41-10 E. 75 feet to the beginning corner.

Being the same premises conveyed to the mortgagor by C. B. Martin by deed dated May 19, 1948, recorded in Book of Deeds 347 at Page 453.

The Mortgagor agrees to pay all insurance premiums, taxes and public assessments when due, and that on his failure to do so, the Mortgagee may, at its option, foreclose this mortgage or pay said items, and any item so paid shall become a part of the principal debt and bear interest at the same rate.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee and its Successors and Assigns forever, And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto said Mortgagee and its Successors and Assigns, from and against myself and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

Paid and Satisfied in full this day of December, 1948
C Douglas Wilson
Ollie Farnsworth
William P. Cleland
Juanita B. Cleland
11-57