

GREENVILLE CO. S.C.
JAN 12 11 34 AM 1962
OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, R. J. Pepper

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Piedmont

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Seven Hundred Fifty-three and 94/100 Dollars (\$ 753.94) due and payable

Payable in eighteen monthly payments of \$41.89 each beginning February 5, 1962 and continuing each month thereafter until paid in full.

with interest thereon from date at the rate of *()* per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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 and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain place, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Grove Township, containing nine-tenths (9/10) of an acre, more or less, and having the following courses and distances to wit:

BEGINNING at an iron pin corner of Duff Williams and Mattie Marshall's property, and running thence along line of Duff Williams, N. 82 3/4 E. 1.13 to iron pin on line of J. H. Payne; thence N. 20 E. 2.70 to an iron pin at corner of T. K. Pedens property; thence along line of T. K. Peden N. 82 3/4 W. 3.16 to an iron pin in Public Road; thence along said road S. 13 1/2 W. 3.48 to beginning corner, and having been surveyed May 1, 1946 by W. F. Adkins, Surveyor. This being the same property conveyed to Robert Loveless by James H. Payne by deed dated the 16th day of July, 1947 and recorded in the R. M. C. Office for Greenville County in deed book 315 at page 110.

Also, all that tract of land in Grove Township, Greenville County, State of S. C. containing 39/100 of an acre, more or less, near the town of Piedmont, S. C., bounded by lands of W. J. Payne, Est. of Henry Gantt, and known as Lot No. 1 of the M. F. Trammell subdivision having the following metes and bounds:

BEGINNING at a stone X3, thence N. 12 1/4 E. 3.11 chains to iron pin X3; thence S. 77 1/4 W. 1.26 chains to iron pin X3; thence S. 12 1/4 W. 3.11 chains to iron pin X3; thence S. 77 1/4 E. 1.26 chains to the beginning.

The grantors herein are the sole heirs at law and distributees of Robert Loveless (or Lovelace) who died intestate in 1948.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

paid and satisfied this 3 day of June 1963.
Bank of Piedmont
By Charles T. Kimbrell
Witness Jimmy Glenn
Allen Parker
15 Sept 67
(Ollie Farnsworth)
315 and P. 6428