

STATE OF SOUTH CAROLINA, }

COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Clyde L. Pepper and Wade C. Pepper of Anderson County, in the state aforesaid SEND GREETING:

WHEREAS, We the said Clyde L. Pepper and Wade C. Pepper

are well and truly indebted to in and by our certain note of even date are indebted unto J.T. Rogers in the sum of Two thousand (\$2000.00) Dollars, payable one year after date, with interest from date at the rate of eight (8) per cent. per annum, payable annually, and if not so paid when due to be added to the principal and the whole to bear interest at eight (8) per cent. per annum, payable annually until the whole sum of principal and interest is paid in full. And if it becomes necessary to collect this debt by suit or place it in the hands of an Attorney for collection, we agree to pay ten per cent additional on the principal and interest then due as Attorney's fees.

State of South Carolina, County of Greenville, Wade C. Pepper, mortgagor, to J.T. Rogers, mortgagee, dated Jan 24, 1929, for Greenville Co. The note it was given to J.T. Rogers and cancelled.

reference being thereunto had, with more fully appear NOW, KNOW ALL MEN That We the said Clyde L. Pepper and Wade C. Pepper

in consideration of the said debt and sum of money aforesaid, and for the better security of the payment thereof to the said J.T. Rogers

of the said Note according to the terms

the further sum of Three Dollars to US the said Clyde L. Pepper and Wade C. Pepper

in hand well and truly paid by the said J.T. Rogers at and before the calling and delivery of these Presents, the receipt whereof is hereby acknowledged, have Granted, Bargained, Sold and Released, and by

these Presents do Grant, Bargain, Sell and Release, unto the said J.T. Rogers, his heirs and assigns forever: All

that certain tract of land situate in Grove Township, Greenville County, South Carolina, containing one hundred and seventeen (117) acres, more or less, and being tract #3 of the W.A. Pepper estate according to a plat made by W.F.Lee, Surveyor, in December 1914 and having the following metes and bounds, to-wit: Beginning at an iron pin in the old Grove road to Piedmont, joint corners of tract #3 and Tract #4 and running S. 79-3/4 E. 54.28 to a point in line of tract #1; thence N. 12 E. 26.04 to a stone X30m; thence S. 75 W. 2.65 to an iron pin 3Xom; thence along branch line 24.40 to a poplar S. 3, thence N. 84 W. 8.52 to a stone Xom, thence N. 44 W. 4.65 to a stone 3Xom; thence N. 73 W. 11.60 to a stone X30m; thence S. 30-1/4 W. 5.60 to an angle in road; thence S. 19 W. 11.00 to an iron pin at the beginning corner. This tract of land was owned by the late Dr. W.H. Pepper of Anderson County at the time of his death and constituted part of his estate. His wife, Mrs. Nora E. Pepper, is now dead and the only two children of this marriage, to-wit: the Mortgagors herein, have become of age and have elected to take this land in kind rather than for the same to be sold and the proceeds divided. The mortgagors hereby certify that the estate of Dr.W.H. Pepper has now been completely settled and that they are the sole heirs at law of said Dr.W.H. Pepper and said Nora E. Pepper and the beneficiaries under the will of said Dr.W.H. Pepper are now in possession of said land as tenants in common.

Satisfaction Recorded 7th Day of May 1929

And it is agreed, That we are to keep the buildings on said premises insured against loss by fire in the sum equal to three fourths of the value in such reputable Company as the said mortgagee may designate and shall have the loss, if any, payable to mortgagee as his interest may appear and failing to do so, the said mortgagee shall have the right to insure said property against loss by fire at his own expense, and this mortgage shall be extended so as to secure to the mortgagee the repayment of all insurance premiums advanced, together with interest on the same, at the rate of eight per cent. per annum. And, if for any reason the said insurance is cancelled, reduced, or refused, in either of such events, the whole debt then remaining unpaid shall become and be due and payable at once at the option of said mortgagee.

State of North Carolina, County of Rowan. ----- Probate ----- Personally appeared before me Charles O.P. Traxler and made oath that he saw the within named Wade C. Pepper, sign, seal and as his act and deed deliver the within Deed and that he with Fred Sheetz witnessed the execution thereof. Sworn to before me this 30th day of January, 1929. James L. Fisher (Seal) Notary Public for N.C. My Commission expires 9/31/30. Charles O.P. Traxler

Recorded February 11th, 1929 at 4:40 P.M.