

DEED
GREENVILLE CO., S. C.

State of South Carolina
GREENVILLE
County of Pickens

NOV 17 8 34 AM 1951

To All Whom These Presents May Concern:

I, Wayne D. Pepper,

SEND GREETINGS:

Whereas, I the said Wayne D. Pepper in and by my certain promissory note in writing, of even date with these presents, am (are) well and truly indebted to HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, in the full and just sum of Fifteen Hundred (\$1,500.00) - - - - - Dollars, (\$ 1,500.00) payable at the offices of said Association at Easley, South Carolina, with interest at the rate of Six per centum (6%) per annum, to be repaid in installments of Thirty & no/100 - - - - - (\$ 30.00) Dollars, due and payable upon the first day of each and every calendar month hereafter until the full principal sum with interest has been paid, said monthly installment to be applied first to the payment of interest, computed monthly on the unpaid balance, and then to principal; 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 thereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten per cent, 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 I , the said Wayne D. Pepper , in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me , the said Wayne D. Pepper

, in hand and truly paid by the said HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, at and before the signing of these Presents, the receipts whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, its successors or assigns:

All that piece, parcel and lot of land lying and being in Gantt Township, County and State aforesaid, containing one-half acre, more or less, as shown on plat of J. A. Pickens, Surveyor, dated November 13, 1951, and being cut from that portion of a 11.52 acre tract of land shown on a plat as recorded in Plat Book B, page 83, R. M. C. Office, Greenville County and being a portion of the lands conveyed to the said Angus D. Propes, Jr., and Lillie M. Propes by Lura Kennemore by deed dated January 4, 1946, recorded in Deed Book 285, page 195, R. M. C. Office, Greenville County. The property here conveyed is shown by courses and distances as follows:

BEGINNING at an iron pin in center of road at corner of lands of E. J. Long and running thence along the center of said road, N. 30-45 E. 104.6 feet to iron pin in said road; thence N. 67-5 W. 209 feet to iron pin; thence S. 30-45 E. 104.6 feet to iron pin on E. J. Long's land; thence along the line of Long's land, S. 67-5 E. 209 feet to the beginning corner. Being the same property conveyed to the mortgagor herein by deed of Angus D. Propes, Jr., and Lillie M. Propes recorded in Deed Book 446 at page 408.

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

TO HAVE AND TO HOLD, all and singular, the Premises before mentioned unto the said HOME BUILDING & LOAN ASSOCIATION, its Successors or Assigns forever. And I (we) do hereby bind myself (ourselves), my (our) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said HOME BUILDING & LOAN ASSOCIATION, its Successors or Assigns, from and against myself (ourselves), my (our) Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the name or any part thereof.