

STATE OF SOUTH CAROLINA, DEC 3 4 40 PM 1958

County of Greenville

OLLIE F. WORTH

To all Whom These Presents May Concern: M.G.

WHEREAS I, William Francis Pepin of Greenville County well and truly indebted to M. G. Proffitt in the full and just sum of Eleven Thousand Five Hundred and no/100..... (\$ 11,500.00) Dollars, in and by my certain promissory note in writing of even date herewith, due and payable as follows: on or before one year from date, with full privilege of anticipating any or all payments at any time without penalty,

with interest from date at the rate of six (6%) per centum per annum until paid; interest to be computed and paid semi-annually and if unpaid when due to bear interest at same rate as principal until paid, and have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That I, the said William Francis Pepin

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me in hand well and truly paid at and before the sealing 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 M. G. Proffitt, his heirs and assigns forever:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville within the corporate limits of the City of Greenville, being known and designated as Lot No. 22 of a subdivision of the property of E. D. Sloan as shown on a plat thereof being recorded in the R. M. C. Office for Greenville County in Plat Book EE at Page 135 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Partridge Lane joint front corner Lots Nos. 21 and 22 and running thence with the joint line of said Lots S. 88-52 W. 202.1 feet to an iron pin in the rear line of Lot No. 18; thence with the rear line of Lot No. 18, N. 0-01 W. 33.7 feet to an iron pin, joint rear corner Lots Nos. 17 and 18; thence with the rear line of Lot No. 17, N. 5-51 W. 57.8 feet to an iron pin, joint rear corner Lots Nos. 22 and 23; thence with the joint line of said lots, N. 83-50 E. 202.2 feet to an iron pin on the Western side of Partridge Lane; thence with Partridge Lane, S. 3-39 E. 109 feet to the point of beginning.

This mortgage is given to secure the payment of a portion of the purchase price and is a purchase money mortgage.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including all heating, plumbing and electrical fixtures, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than household furniture, be considered a part of the realty.

TO HAVE AND TO HOLD, all and singular the said premises unto the said M. G. Proffitt, his Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

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