

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

APR 5 10 35 AM '79
DONNIE S. TANNER
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, William R. Pepper and Delores Pepper

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Termpian Pleasantburg**
1421 B Laurens Rd. Greenville, S.C. 29606

(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 **Six Thousand Five Hundred Ten Dollars and no one hundredths**

Dollars (\$6510.00) due and payable

in **Forty Two (42)** monthly installments of one hundred **Fifty Five Dollars (155.00)**, each, commencing on the first day of April, 1979, due and payable on the first day of each month thereafter until paid in full.

with interest thereon from **2-22-79** at the rate of **13.48** per centum per annum, to be paid: **annually.**

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 piece, 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**

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot number 50 on Plat of Cedar Lane Gardens (Westwood Terrace), plat of which is recorded in the RMC Office for Greenville County, South Carolina in Plat Book GG, at page 139, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the easterly side of Gardenia Drive joint front corner of Lots 50 and 51 and running thence N. 42-52 E. 166.3 feet to an iron pin; thence N. 43-11 W. 70 feet to an iron pin; thence S. 47-35 W. 179.7 feet to an iron pin, on Gardenia Drive; thence along Gardenia Drive S. 52-30 E. 85 feet to an iron pin, the point of beginning.

This is the same property conveyed by deed recorded in the RMC Office of Greenville County in Deeds Volume 966, Page 468.

DERIVATION: Charles W. King and Mary C. King 9/12/73 Volume 983 Page 699



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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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.

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