WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 60638

State of South Carolina)
County of Greenville)

Whereas heretofore, C. S. James of the State and County aforesaid executed and delivered to Whitney Central Trust and Savings Bank of New Orleans, La., his several bonds in the sum of two hundred and seventy five thousand dollars and, among other things, secured the payment of same by executing and delivering to it a real estate mortgage covering the property hereinafter described;

And whereas the said property is hotel property, and known as the Imperial Hotel, situate in the City and County of Greenville, in said State;

And whereas said hotel property has been heretofore leased by the said James to W. H. Cannon who in turn, and by and with the consent of said James, has assigned said lease to Cannon Hotel Company, a corporation;

And whereas the furniture and fixtures used in the operation of said hotel property were by W. H. Cannon, who mortgaged the same to said James in the sum of forty thousand dollars, and being paid down to a balance of one thousand dollars as principal [illegible] and

And whereas the said James assigned the payment of the bonds aforesaid, and the said mortgage to the Bank aforesaid; and

Whereas, the said James has now contracted to sell and convey the said hotel property, the said chattel mortgage, and the said mortgage, the said Bank has agreed to release the same and has bargained the said hotel property, the said chattel mortgage, and the said mortgage covered by said chattel mortgage, to W. R. Barringer, and

Whereas, the said James is to receive from the said Barringer the sum of four thousand dollars as principal and interest on the said mortgage, and the said Barringer has agreed to pay the said sum of four thousand dollars to the said James upon the terms and conditions hereinafter set forth;

Now, therefore, in consideration of the premises and of the payment of the sum of four thousand dollars as principal and interest on the said mortgage, and the said chattel mortgage, and the said mortgage covered by said chattel mortgage, to the said James, the receipt of which is hereby acknowledged, the said James has bargained, sold and released, and by these presents does bargain, sell and release unto the said W. R. Barringer, his heirs and assigns, the said hotel property, the said chattel mortgage, and the said mortgage covered by said chattel mortgage, and all the right, title and interest of the said James in and to the same, and the said James does hereby constitute and appoint the said Barringer his attorney irrevocable, with full power of substitution, to collect the said sum of four thousand dollars, principal and interest, and to receive the said chattel mortgage, and the said mortgage covered by said chattel mortgage, and to satisfy the same of record, and to execute and deliver to the said Barringer all such instruments of writing as may be necessary to vest in the said Barringer the said hotel property, the said chattel mortgage, and the said mortgage covered by said chattel mortgage, and all the right, title and interest of the said James in and to the same, and the said James does hereby covenant with the said Barringer that he will warrant and forever defend the said hotel property, the said chattel mortgage, and the said mortgage covered by said chattel mortgage, and all the right, title and interest of the said James in and to the same, against the lawful claims of all persons whomsoever, and the said James does hereby covenant with the said Barringer that he will