MANUFACTURED BY FOOTE & DAVIES CO., ATLANTA 1929-E

TEN YEAR LOAN MORTGAGE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

TO ALL TO WHOM THESE PRESENTS MAY CONCERN: Carlo G. Gantenbein, Inc., a corporation chartered under the laws of the State of South Carolina

of the County of Greenville, in the State aforesaid, send greeting:

WHEREAS, the said Carlo G. Gantenbein, Inc.

in and by a certain note, bearing date the first day of December, A. D. 1933

and payable on November 1, 1943, reference being had to said note and the mortgage securing the same, recorded in Vol. 226 Page 1 of the Mortgage Records of Greenville County, S. C., as above stated, is indebted unto THE UNION CENTRAL LIFE INSURANCE COMPANY of Cincinnati, Ohio, a corporation organized under the laws of Ohio, and having its principal place of business in the City of Cincinnati, State of Ohio, in the sum of Three Thousand Five Hundred and no/100 Dollars ($ 3500.00)

with interest from this date at the rate of Six (6) per cent. per annum, payable on November 1st of each year, as per ~~interest coupon notes attached~~, and it is therein provided that should any of said interest be not paid when due, it shall bear interest at the rate stipulated in said interest notes, and upon failure to pay any of said interest, said principal sum shall, at the option of the owner of said note, become due and may be collected at once; and that upon the violation of any of the covenants contained in said note, or upon the happening of any of the events in the special covenant therein contained, said note to become, at the option of the owner, due and payable, as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, that the said Carlo G. Gantenbein, Inc.

hereinafter called the mortgagor, in consideration of the said debt and the sum of money aforesaid, and for the better securing the payment thereof and of said notes, as well as any and all renewals or extensions of said notes or of said indebtedness, or of any part thereof, however evidenced, with interest on such renewals, extensions or indebtedness, at such rate of lawful interest as may be agreed upon, and any notes given for interest covering any renewals or extensions of said notes or indebtedness, with interest thereon from maturity of the same (which renewals or extensions of the notes or debt, or any part thereof, hereby secured, or any change in the terms of or rate of interest payable on same, shall not impair in any manner the validity of, or priority of this mortgage) to the said THE UNION CENTRAL LIFE INSURANCE COMPANY of Cincinnati, Ohio, hereinafter called the mortgagee, and also in consideration of the further sum of THREE DOLLARS ($3.00) to the said mortgagor in hand well and truly paid by the said mortgagee, at or 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 mortgagee, all that tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the County of Greenville and State aforesaid:

All that tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the County of Greenville and State aforesaid, lying on the East side of the Greenville-Piedmont Road 11 miles South of Piedmont, and being more particularly described according to plat of C. M. Furman, Jr. C. E., dated April 22, 1929, having the following courses and distances, to-wit: Beginning at a stake on the said road opposite lands of Tract #4, W. A. Pepper Estate, and running with the line of Tract #4, N. 12 deg. E. 2.04 chains to a stake; thence S. 89 deg. E. 54.28 chains to a stake; thence N. 12 deg. E. 2.04 chains to a stone; thence S. 89 deg. E. 2.65 chains to an iron stake; thence a northern direction with said branch, crossing the said road at 24.00 chains to a stake on branch; thence a western direction with said branch, the lines of Tract #4 and Tract #3 of said estate lands, N. 84 deg. W. 5.82 chains to stone; thence N. 44 deg. W. 4.65 chains to stone; thence N. 70 deg. W. 11.00 chains to stone on Greenville-Piedmont Road; thence with said road N. 30½ deg. W. 6 chains, S. 29 deg. W. 7.15 chains, S. 89 deg. W. 11.00 chains to the beginning corner, this being the tract of land inherited by us from the estate of our father, W. A. Pepper, in 1921, and containing 117 acres, bounded on the South by Tract #4 of the Estate lands of W. A. Pepper on the East by Tract #3 and Tract #2, of said estate lands, on the North by lands of Edwin Pepper, and on the West by the Greenville-Piedmont Highway.

My Commission expires March 4, 1934

Ira A. Gresham Oct 13 1933

#2481 1:10 P.M.