

The State of South Carolina, }  
County of Greenville

Mortgage of Real Estate

To All Whom These Presents May Concern:

I, F. W. Welborn, of the County and

~~XXX~~ State aforesaid, SEND GREETING:

WHEREAS, I F. W. Welborn, am indebted to The American Agricultural

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Chemical Company in the full and just sum of two thousand fifteen dollars (\$2015) with interest thereon from March 1, 1932, at the rate of eight per cent. per annum, which indebtedness is represented by certain promissory notes; and

Whereas, The American Agricultural Chemical Company holds certain security by way of mortgages and warehouse receipts for cotton; and

Whereas, I, the said F. W. Welborn desire to further secure said indebtedness as in and by the said notes and conditions thereof, reference being thereunto had will more full appear.

And it is Agreed, by and between the said parties, that the said Mortgagor his heirs Executors or administrators shall and will forthwith insure the House and Buildings on said lot and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said The American Agricultural Chemical Company, its successors, or assigns and in case he or they shall at any time neglect or fail so to do then the said Mortgagee its successors or assigns, may cause the same to be insured in their own name, and reimburse themselves for the premium and expenses of such insurance under the mortgage.

NOW KNOW ALL MEN, that I F. W. Welborn and any and all renewals

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

The American Agricultural Chemical Company according to the condition of the said ~~xxx~~ Bond;

and also in consideration of the further sum of Three Dollars to me the said

F. W. Welborn

in hand well and truly paid by the said The American Agricultural Chemical Company,

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

The American Agricultural Chemical Company.

All my one-fifth interest in and to that certain piece, and tract of land, being and lying in the State and County aforesaid, known as the Home Place of Mrs. J. J. Welborn, containing 87 acres, more or less, bounded by lands of Mrs. Mary Gilliland, J. F. Abercrombie, Lee Nash and L. A. Thompson.

And it is agreed, by and between the said parties that the Mortgagor is to hold and enjoy the said Premises until default of payment shall be made.

And it is further Agreed and covenanted by and between the said parties that until the debt hereby secured be paid the said mortgagor his heirs, executors, administrators, or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable, and in case he shall fail to do so, the said Mortgagee its successors, or assigns may pay said taxes, together with any costs or penalties incurred thereon or any part thereof and reimburse themselves for the same under this Mortgage.

And It is Further Agreed and covenanted between the said parties that in case the debt secured by this Mortgage or any part thereof is collected by suit or action, or this Mortgage be foreclosed or put into the hands of an Attorney for collection, suit, action or foreclosure, the said Mortgagor his Heirs, Executors, Administrators, or Assigns, shall be chargeable with all costs of collection, including ten per cent. of the principal and interest on the amount involved as Attorney's fees, which shall be due and payable at once, which charges and fees, together with all costs and expenses, are hereby secured and may be recovered in any suit or action hereupon or hereunder.