

MORTGAGE OF REAL ESTATE

3776 PROVINCE-JARRARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA, :
COUNTY OF GREENVILLE. :

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

The within mortgage has been satisfied & has been cancelled by court clerk of Cook County, Illinois on the 8th day of August, 1939.

WHEREAS, heretofore, to-wit, on the 27th day of May, 1937, A. W. Boggs made, executed and delivered to Swift and Company, an Illinois Corporation of Cook County, Illinois, his certain promissory note in the sum of Two Thousand (\$2,000.00) Dollars, by which he agreed to pay to the said Swift and Company in funds of legal tender of the United States One Thousand (\$1,000.00) Dollars on October 15, 1937 and One Thousand (\$1,000.00) Dollars on October 15, 1938, with interest thereon from date at the rate of six (6%) per cent per annum, payable on the 15th day of October, 1937 and the 15th day of October, 1938, and thereafter until paid in full, the said note containing a provision that the failure to pay any installment of principal or interest when due would make the entire debt due and payable at the option of the holder of the note, the said note being in connection with a retainer of title agreement covering certain gin machinery hereinafter described, and further providing that the maker of the note would pay all costs of collection if the note were placed in the hands of an attorney for collection; and,

WHEREAS, the said gin machinery is to be located on a tract of land hereinafter described belonging to W. H. Rice, and the said W. H. Rice and A. W. Boggs propose to operate the gin under a partnership agreement in which they are mutually interested; and,

WHEREAS, the said W. H. Rice has agreed to execute and deliver to Swift and Company a mortgage of the real estate hereinafter described for the purpose of further securing the note of A. W. Boggs. Now, Therefore,

KNOW ALL MEN BY THESE PRESENTS, That I, the said W. H. Rice, for and in consideration of the premises and the debt and note of A. W. Boggs aforesaid, and in further consideration of the sum of Five (\$5.00) Dollars to me in hand well and truly paid by the said Swift and Company, an Illinois Corporation of Cook County, Illinois, 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 Swift and Company, an Illinois Corporation of Cook County, Illinois:

W. H. Rice
16015

All that piece, parcel or lot of land, containing eighty-nine-one-hundredths (89/100) of an acre, more or less, situate in Oak Lawn Township, Greenville County, South Carolina, being bounded, now or formerly, on the North by Fork Shoals Road; on the East by lands of Kellett and Gray; on the South by other lands of W. H. Rice; and on the West by the Dunklin Bridge Road, and being more particularly and accurately described on a plat dated April 14, 1937 made by W. J. Riddle, Surveyor, a copy of which is hereto attached and a copy of which is now on file with The Federal Land Bank of Columbia, and being the identical tract of land released on the 23rd day of July, 1937 by the Federal Land Bank of Columbia from the lien of a mortgage heretofore executed by Walter H. Rice to First Carolinas Joint Stock Land Bank of Columbia, and thereafter duly assigned to The Federal Land Bank of Columbia, which mortgage is recorded in the public records of Greenville County, State of South Carolina, in Book 181 at Page 225; together with all buildings and improvements situated thereon, or to be erected and located thereon.

ALSO, certain gin machinery to be placed on said lot, consisting of one 3-70 Saw Gullett gin outfit, complete with Cameron tramper, double box Gullett press, condenser, flue system, shafting, belting, conveyors, etc., together with one 50 horse power General Electric motor and all starting equipment, as well as all replacements or additions to the said gin outfit.

Together with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging or in anywise appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said Swift and Company, an Illinois Corporation of Cook County, Illinois, its successors and assigns forever.

And I do hereby bind myself and my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Swift and Company, an Illinois Corporation of Cook County, Illinois, its successors and assigns, from and against me and my heirs, executors and administrators, and any and all other person or persons whomsoever lawfully claiming or to claim the same or any part thereof.