

MORTGAGE OF REAL ESTATE

THE STATE OF SOUTH CAROLINA,)
GREENVILLE COUNTY.)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, John Nance, of Greenville County, South Carolina, SEND GREETINGS:

WHEREAS, I, the said John Nance, hereinafter referred to as Mortgagor in and by my three (3) certain notes or obligations bearing date the 21st day of August, A. D. 1940, stand firmly held and bound unto The Buckeye Cotton Cotton Oil Company, a corporation with principal place of business in the city of Cincinnati, hereinafter referred to as the Mortgagee of Hamilton County, State of Ohio, conditioned for payment of the full and just sum of SEVENTY-FIVE HUNDRED (\$7500.00) Dollars besides interest from date at the rate of six (6%) per cent per annum until maturity, and thereafter at the rate of six (6%) per cent per annum until paid, payable annually until fully paid, in the following installments, to wit: \$2500.00 on December 1, 1940; \$2500.00 on December 1, 1941, and \$2500.00 on December 1, 1942.

And all renewals thereof, in whole or in part, and also any future and further advances, continued on back of mortgage if any, to be made by the said Mortgagee, its Successors or Assigns, as well as any other indebtedness to the said Mortgagee, its Successors or Assigns, represented by other promissory notes, open account, or otherwise

NOW KNOW ALL MEN, That John Nance, the said Mortgagor, in consideration of the said debt and the sum of money aforesaid, and for the better securing the payment, thereof, and all renewals thereof, in whole or in part, and also any future and further advances, if any, as well as any other indebtedness to the said Mortgagee, its Successors or Assigns, represented by other promissory notes, open account, or otherwise, to the said Mortgagee according to the conditions of the said Note or Obligation, and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor, to hand well and truly paid by the said Mortgagee at and before the dealing 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 Buckeye Cotton Oil Company:

All that certain lot of land situate in Grove Township, Greenville County, State of South Carolina, more particularly described as follows: Beginning at an iron pin on the Southern side of Old Hundred Road approximately 50 feet West from the Northwest corner of lot now or formerly owned by Cordia V. Wood, and running thence with the Southern side of Old Hundred Road S. 85 W. 211 feet to iron pin, corner of other property now owned by the mortgagor; thence with the line of said property S. 13-30 E. 175 feet, 4 inches to iron pin; thence N. 77-15 E. 179 feet, 6 inches to iron pin; thence N. 2-30 E. 150 feet to the beginning corner, containing 7/10ths, of an acre, according to survey made by G. A. Ellis September 26, 1935, and being a portion of the property conveyed to John Nance by C. G. Gunter, Inc. by deed to be recorded. There is located upon this lot the Woodville Gin, seed house, and the machinery and equipment operated in connection with said gin. Also the following personal property now located upon the above described real estate, at Woodville in Greenville County, State of South Carolina: 4-80 saw Continental huller breast gins; 4 standard Mitchell extractors; 1 Mitchell dryer together with press, condensor; modern 4-80 gin outfit; 1 120 H. P. Y. type Fairbanks Morse oil engine; 1 100 H. P. electric motor including transformers, controls and wiring; gin house building; frame seed houses; 1 L.H. E-J Mechanical Tramper complete with B. B. driving attachments complete; 1 2" Flexible coupling; 1 seed hopper; 1 section lint flue and short gin flue; 1 set of driving attachments for Mitchell unit; 1 used Munger 80 saw double rib huller AA Breast M. P. G. BB gin equipped with model "30" front.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

To Have and to Hold, all and singular the said Premises unto the said Mortgagee and its Successors and Assigns forever. And do hereby bind myself, and my heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Mortgagee and its Successors and Assigns from and against said Mortgagor and his Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same, or any part thereof.

This mortgage is intended to cover all personal property purchased from C. G. Gunter, Inc., by me, and now located upon the above described real estate and forming a part of the Woodville gin equipment.

And it is Agreed, by and between the said parties that the said Mortgagor shall so long as any indebtedness secured hereby remain unpaid, keep said Premises in as good condition as they now are, pay all taxes and assessments that may be assessed or levied upon the same as and when they shall become due, and keep the improvements on said Premises insured in some insurance company or companies satisfactory to the Mortgagee or its Successors or Assigns against loss by fire or/and tornado, in such sums as may be required by the said Mortgagee or its Successors or Assigns, from time to time, but not exceeding the indebtedness hereby secured with Standard New York Mortgage Clause or at Mortgagee's option, with Loss Payable Clause, payable to the said Mortgagee or its Successors or Assigns as its interest may appear, and shall deliver the policies or certificates of insurance to the said Mortgagee or its Successors or Assigns.

For Renewal to this mortgage see C.M. Book 371 at Page 316

*SATISFIED AND CANCELLED OF RECORD
19 DAY OF
P. M. SECTION GREENVILLE COUNTY, S. C.
MORTGAGE NO. 29950*

For Renewal to this mortgage see C.M. Book 371 at Page 316