

MORTGAGE OF REAL ESTATE

WALKER, KIMB & COSEWELL CO., CHARLOTTE, S. C. 14800-2-13-40

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

To all whom these Presents may Concern: I, Mrs. Eva G. Berry, as Trustee of the Estate of Mrs. C. H. Gentry, Deceased, SEND GREETING:

WHEREAS, I, the said Eva G. Berry, as Trustee of the Estate of Mrs. C. H. Gentry, Deceased, in accordance with a request filed with me by J. J. Gentry, Executor and Life Tenant of the said Estate, said request being in accord with the will of the Late Mrs. C. H. Gentry, have executed a certain note, and am executing this mortgage to secure the same, and I am therefore well and truly indebted to the said American Agricultural Chemical Corporation in the sum of Nine Hundred and eighty-eight dollars and sixty two cents (\$988.62), to be due and payable on September 15, 1941, bearing interest at the rate of six per cent per annum, all of which are set forth in the terms of the said note, and all of which, reference being thereto had, will more fully appear.

NOW KNOWN ALL MEN, That I the said Mrs. Eva G. Berry, as Trustee of the Estate of Mrs. C. H. Gentry, Deceased, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said American Agricultural Chemical Company according to the terms of the said note and also in consideration of the further sum of Three Dollars to me, the said Eva G. Berry, as Trustee of the aforesaid Estate, in hand well and truly paid by the said 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 American Agricultural Chemical Company, its assigns and successors in office, forever:

"All that tract of Land containing one hundred and eighty-six and six-tenths (186.6 A.) acres and located in Glassy Mountain Township, Greenville County, South Carolina, one and one fourth miles from Landrum, South Carolina, on waters of South Pacolet River, being bounded on the North by lands of Morgan and King; on the East by Lands of Mrs. J. I. Gentry; on the South by lands of W. A. Balne and Joe Hafford; on West by Lands of J. E. Morgan".

This being a second mortgage; the first mortgage being held by the Land Bank Commissioner, Columbia, S. C.; the balance owing on the said first mortgage, now being approximately eight hundred dollars (\$800.)

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 American Agricultural Chemical Company its assigns, and successors in office, forever.

And I do hereby bind myself and my successors in office to warrant and forever defend all and singular the said premises unto the said American Agricultural Chemical Company, their successors and assigns from and against myself and my successors in office and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And the said x agree x to insure the house and buildings on said lot in the sum of not less than x Dollars, and keep the same insured from loss or damage by fire, and assigns the policy of insurance to the said x and that in the event the mortgagor shall at any time fail to do so, then the said x may cause the same to be insured in x name and reimburse x for the premium and expense of such insurance under this mortgage.

And the said mortgagor agrees to pay the said debt or sum of money, with interest thereon, according to the true intent and meaning of the said note to gather with all costs and expenses which the said mortgagee shall incur or be put to, including a reasonable attorney's fee, chargeable to the above described mortgaged premises, for collecting the same by demand of attorney or by legal proceedings.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if I the mortgagor, the said, Mrs. Eva G. Berry, as Trustee, do and shall well and truly pay, or cause to be paid, unto the said mortgagee the said debt or sum of money, with interest thereon, if any shall be due, according to the true intent and meaning of the said note then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

Witness my hand and seal this 17th day of December, in the year of our Lord One Thousand Nine Hundred and Forty and in the One Hundred and 66th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in The Presence of:

J. N. Berry

Jessie Hendrix

Mrs. Eva G. Berry (Seal)

As Trustee of Estate Mrs. C. H. Gentry

J. J. Gentry (Seal)

Handwritten notes: "WITHIN AND CAPTIONED BY THE DAY OF Dec 17 1941", "see Page 13 in this Book", and "for satisfaction".