

STATE OF SOUTH CAROLINA

(S. C. MORTGAGE FORM 10-3-40)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

C. G. Gunter, Inc., A Corporation,

SENDS GREETINGS:

WHEREAS, C. G. Gunter, Inc., a corporation, a South Carolina corporation, hereinafter referred to as Mortgagor, which expression shall include the singular and plural and the heirs, legal representatives, successors and assigns, in and by its certain Notes or Obligations bearing date the 16th day of October, A.D. 1944 stand firmly held and bound unto The Buckeye Cotton Oil Company, a corporation with principal place of business in the city of Cincinnati, Hamilton County, State of Ohio, hereinafter referred to as the Mortgagee, which expression shall include the successors and assigns, conditional for payment of the full and just sum of Twenty Thousand & No/100 Dollars, besides interest from date at the rate of six per cent per annum until maturity, and thereafter, at the rate of six per cent per annum until paid, payable annually until fully paid, in the following installments, to wit: \$7500.00 December 1, 1944, \$3500.00 December 1, 1945, \$4500.00 December 1, 1946, \$4500.00 December 1, 1947.

And all renewals or extensions thereof, in whole or in part, and any new promise to pay the said sum in whole or in part, and also any future and further advances, if any, to be made by the said Mortgagee, as well as any other indebtedness to the said Mortgagee, represented by other promissory notes, open account, or otherwise.

NOW KNOW ALL MEN, That C. G. Gunter, Inc. the said Mortgagor for and in consideration of the said debt and the sum of money aforesaid, and for the better securing the payment thereof, and all renewals or extensions thereof, in whole or in part and any new promise to pay the said sum in whole or in part, and also any future and further advances, if any, as well as any other indebtedness to the said Mortgagee, 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 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 certain lot or parcel of land situate, lying and being in Greenville County, State aforesaid, in the village of O'Neal, bear the junction of the Rutherford and Gap Creek Roads, in O'Neal Township, and having the following courses and distances: BEGINNING at an iron pin in the center of the Rutherford Road and runs thence with said road N. 16.36 E. 153 feet to an iron pin in the center of said road; thence N. 71.05 E. 124 feet to an iron pin; thence S. 81.30 E. 85 feet to an iron pin; thence S. 44.45 E. 200 feet to an iron pin on South edge of a road leading to W. W. Bruce's place; thence along said road S. 86.13 W. 384 feet to the beginning corner, containing one and five one-hundredths (1.05) acres, more or less, according to survey of J. H. Atkins, Surveyor, March 17, 1934. This being the same conveyed to the mortgagee by J. H. Mills by deed dated October 17, 1938.

Together with all and singular the following goods and chattels, to wit:

All that certain cotton ginnery located on the above described lot and known and designated as the O'Neal Gin in O'Neal Township, County and State aforesaid. The said ginnery consisting of 3 -70 Saw Lummus Gins; 1 Lummus Condenser; One Lummus Press with Cameron Trumper; 1 Howe Platform wagon scales; 1 Howe Cotton bale weighing scales; 1 electric motor 60 h. p. with air blast fan; 2 power transformers from Duke Power Company; 1 suction fan; Also all piping, belting, machinery and equipment not particularly designated herein which is used with and in the operation of said ginnery.

Also, certain other and additional property which is more accurately described on the two