

MORTGAGE OF REAL ESTATE

49296 PROVISIONS-JARRARD CO.-GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, George P. Wenck, John A. Mimms and O. C. Woods

WHEREAS We, George P. Wenck, John A. Mimms and O. C. Woods hereinafter referred to as Mortgagors which expressions shall include the singular and plural and the heirs, legal representatives, successors and assigns, in and by their certain Notes or Obligations bearing date the 28th day of July A. D. 1945 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, conditioned for payment of the full and just sum of \$12,500.00 together with any further advances that may be made under the terms and within the limits of \$5,000.00 hereinafter provided besides interest from date at the rate of five 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: \$4,000.00 December 1, 1945; \$4,000.00 December 1, 1946 and \$4,500.00 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 we the said Mortgagors 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 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 unto the said Mortgagee DO GRANT, bargain, sell and release, unto the said Mortgagee:

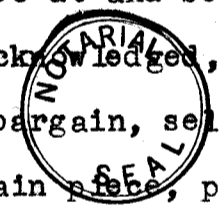
All that certain parcel or lot of land with the buildings and improvements thereon, situate, lying and being in the Town of Fountain Inn, County of Greenville, State of South Carolina, containing 1.43 acres, more or less, according to survey made by Madison H. Woodward, Engineer, February 11, 1945 and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at a point in street at corner of property of the mortgagors herein and property now or formerly of W. A. Kellett and running thence with the line of property of the mortgagors N. 30-00 W. 158.6 feet to a point in the center of the C. & W. C. Railway Company siding leading to the Fountain Inn Plant of the Woodside Mills; thence with the center of said railway siding, S. 78-36 W. 313.2 feet to a stake in the center of said railway siding at corner of other property of Woodside Cotton Mills Co.; thence with line of other property said Mill, S. 34-38 E. 282 feet to an iron pin in street at corner of property of W. A. Kellett; thence with said street and with line of Kellett property N. 53-22 E. 275 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of Woodside Cotton Mills Company dated March 14, 1945 to be recorded herewith.

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

- 4-70 Saw Murray Cotton Gin Outfit complete with Huller fronts
- Large Drum Feeders with a 5 drum cleaner feeder overhead
- Steel bound press, Seed scales and hopper, together with condenser, lint flue, transmission, belts, conveyors with 75-horse power electric motor and transformers, and all other appliances and equipment necessary to make a complete gin outfit, all of which is located in the building



RECORDED AND CANCELLED OF RECORD
 THIS DAY OF JULY 1949
 J. H. STEWART
 NOTARY PUBLIC
 HAMILTON COUNTY, OHIO

Handwritten notes:
 certain mortgage
 State of Ohio
 County of Hamilton
 336 page 237
 1945 to the
 recorded the
 mortgage is hereby
 cancelled
 The debt secured by this mortgage is hereby cancelled
 and the Buckeye Cotton Oil Co. is hereby released
 from all liability under the terms of this mortgage
 and the following installments, to wit: \$4,000.00 December 1, 1945;
 \$4,000.00 December 1, 1946 and \$4,500.00 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.
 Please see the Buckeye Cotton Oil Co. records
 W. H. Stewart, President

Vertical handwritten note on the right margin:
 You Renewed this mortgage - see R.E.M. Book 395, Page 211. Recorded July 20, 1948 # 15905