

JUL - 7 1949



RECORDED

WHEREAS THESE PRESENTS MAY CONCERN:

JUL 21 11 11 AM 1949

R. L. COOPER, SR., FARNSWORTH R.M.C.

SEND GREETINGS

WHEREAS R. L. COOPER, SR., of Greenville County, South Carolina,

hereinafter referred to as Mortgagor, which expression shall include the singular and plural and the heirs, legal representatives, successors and assigns, in and by his

certain Notes or Obligations bearing date the first day of July, A. D. 1949 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 twelve thousand and no/100 dollars (\$12,000.00) provided in said notes or obligations, besides interest from date at the rate of six percent per annum until paid, payable annually until fully paid, in the following installments to wit: One note for \$3,000 due December 1, 1949; one note for \$3,000 due December 1, 1950; one note for \$3,000 due December 1, 1951; and one note for \$3,000 due December 1, 1952. 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, other indebtedness, or otherwise.

NOW KNOW ALL MEN, That R. L. Cooper, Sr., 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 piece, parcel or lot of land, with all improvements thereon, in Woodruff Township, Spartanburg County, South Carolina, with the following notes and bounds; to-wit: Beginning at an iron pin on the South side of Woodruff-Crescent Road, near a store building, formerly known as Crescent Supply Company, and running thence S. 61-00 E. 166 feet 4 inches to an iron pin with said road; thence S. 31-56 W. 135 feet 5 inches to an iron pin; thence N. 58-04 W. 166 feet to an iron pin; thence N. 31-56 E. 127 feet to the beginning corner on side of said Woodruff-Crescent road, containing one-half acre, more or less; there being situate on the property a metal clad gin building housing a three stand Murray Gin complete. Said property is the same property as that conveyed by E. T. Westmoreland to M. G. Patton and C. A. Patton by deed dated August 28, 1933, which is recorded in the Clerk's Office of Spartanburg County, South Carolina, in Deed Book 8 G, page 76, and thereafter conveyed by M. G. Patton to R. L. Cooper by deed dated August 7, 1940, which is recorded in said Clerk's Office in Book 9 T, page 193, with a one-third interest therein thereafter conveyed by R. L. Cooper and C. A. Patton to W. P. Cook by deed dated July 16, 1943, recorded in said Clerk's Office in Book 10 W, page 546, and thereafter conveyed by C. A. Patton and W. P. Cook to R. L. Cooper by deed dated January 15, 1948, which latter deed is shortly to be recorded.

Also, all that piece, parcel or lot of land, situate, lying, and being in the County and State aforesaid and adjoining the above described lot, with the following notes and bounds; to-wit: Beginning at an iron pin, Northwest corner of the above lot, and running thence S. 58-04 E. 2 chains and 52 links to an iron pin on line of land of E. T. Westmoreland; thence along line of land of Westmoreland S. 35-30 W. sixty (60) feet to an iron pin; thence N. 58-04 W.

Ninety (90) feet to an iron pin; thence to an iron pin, the point of beginning. Said lot bounded by lands of E. T. Westmoreland, the first described lot, and others. This is the same lot of land upon which is situated a cotton seed house. Said property is the same property as that conveyed to R. L. Cooper, C. A. Patton and W. P. Cook by E. T. Westmoreland and Juanita Cook by deed dated July 16, 1943, and recorded in the Clerk's Office of Spartanburg County, South Carolina, in Deed Book 10 W, page 384, and by C.A. Patton and W.P. Cook to R.L. Cooper.

Together with all and singular the following goods and chattels; to-wit: One 3-80 Saw Murray Gin Outfit, with Continental cotton distributor, Lummus large extractors, Lummus 12 shaft cotton dryer, Lummus 6 drum cotton precleaner, seed scales, cotton press, belts, shafting, pulleys, tools, and equipment to make a complete gin outfit, together with one frame and metal gin building 24 feet by 70 feet, frame and metal warehouse 24 feet by 40 feet, one office building 8 feet by 12 feet, one set of platform scales, one 75 horse power electric motor, and one 25 horse power electric motor.

The above described personal property and buildings constitute and are all the property at this time owned by the mortgagor and stored, located and used on the above described real estate in the operation of a ginnery business.

See R. L. Cooper's Deed, Page 546