

Also chattels as follows: Three Big Dutchman automatic poultry feeders with motors and 1000 ft. trough; eight brooders - capacity 750; all feeders and poultry equipment; One Ford tractor 1951 model; Orchard cultivator grade blade all for Ford equipment; one manure spreader Dearborn; 1000 laying hens; 1504 White Legon pullets five months old as of January 17, 1955; 1512 layer cage units, complete with feed and water trough; and 1200 Harco Orchards 8 weeks old purchased from Marshall Brothers.

This mortgage is given as additional security on existing indebtedness of \$10,399.31, plus \$2500.00 for future advances, stated as follows:

Principal amount of present indebtedness	\$10,702.99
Interest due to date on said indebtedness	196.32
	<u>10,899.31</u>
Payment on above indebtedness April 15, 1955	500.00
	<u>10,399.31</u>
Allowance for future advances	2,500.00
	<u>\$12,899.31</u>

The parties agree that the real estate mortgage is junior to mortgage of Independent Insurance and Accident Company.

The mortgagee agrees to give the mortgagor the right and privilege of homestead exemption as allowed by the laws of the State of South Carolina which shall be prior to the lien of the mortgage.

This mortgage is executed by the mortgagor upon the condition that the holder hereof will waive his right to a deficiency judgment in the event it is foreclosed.

The above described land is \_\_\_\_\_ the same conveyed to \_\_\_\_\_ by \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book \_\_\_\_\_ Page \_\_\_\_\_

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 Carolina Milling Company, its successors

~~Heirs~~ and Assigns forever.

And I do hereby bind myself \_\_\_\_\_, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors ~~Heirs~~ and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And I, the said mortgagor, agree to insure the house and buildings on said land for not less than Twelve Thousand Eight Hundred Ninety-Nine and 31/100 \_\_\_\_\_ Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event I shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment or any part thereof the mortgagee may at his option declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I the said mortgagor, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, 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.