

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS Greenville County Fair Association

is well and truly indebted to James M. Richardson in the full and just sum of Seventeen Thousand Five Hundred (\$17,500.00) Dollars, in and by my certain promissory note in writing, of even date herewith, due and payable on the

day of 19 five years after date, with privilege of anti-¹⁹²¹parting the whole or any portion of the principal at any interest payment period.

at the rate of Eight per centum per annum until paid; interest to be computed and paid on the 1st day of January of each year.

and if unpaid when due to bear interest at same rate as principal until paid, and I have further promised and agreed to pay ten per cent. of whole amount due for attorney's fees, if said note be collected by an attorney or through legal proceedings of any kind, reference being hereunto had, all more fully appear.

NOW, KNOW ALL MEN, That I, the said Greenville County Fair Association

in consideration of the said sum of money aforesaid, and for the better securing the payment thereof according to the terms of the said note, and also in consideration of the further sum of three Dollars to me in hand well and truly paid 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 James M. Richardson

all that piece, parcel, tract or lot of land situated in Township, Greenville County, State of South Carolina on the Laurens Road about two and one-half miles from

the City of Greenville, containing forty-three acres, more or less, being fully described in deed from James M. Richardson to Greenville County Fair Association, dated 15th, day of June 1921, not yet recorded. This mortgage being given to secure purchase price of the said tract of land.

This mortgage is given and accepted with the following agreements: That the tract of land above described is being purchased for use by the mortgagors as a fair ground, and mortgagors is to have the right, privilege and authority to erect such buildings upon said tract as may be necessary for the conduct of the fair, to make such excavations as may be necessary and to cut and grade such roads and entrances as may be deemed proper for the conduct of the fair, and also to have the privilege and authority of building a race track of such dimension as the mortgagor may deem proper, and to make such excavations and erections as may be necessary for the purposes herein stated.

It is also understood and agreed that this mortgage is given and accepted with the agreement that the mortgagor shall have the right and privilege of selling off any portion of the lands conveyed and covered by this mortgage, and the mortgagee agrees to release the lands so conveyed from the lien of this mortgage provided the purchase price of said lands is paid to the mortgagee to be applied on this mortgage; and the mortgagee further agrees in the event of the sale of the whole or any portion of this land to accept any paper that may be taken by the mortgagor as part payment of the said lands provided said paper in the opinion of the mortgagee is ample security for the amount represented.

If he considers it ample the amount is to be credited upon this note and mortgage; provided that the said paper does not mature at a later date than this mortgage; and the mortgagee further agrees that in case he should not be willing to accept the paper at its face value, he shall nevertheless release the property conveyed from his mortgage and accept said paper as collateral security thereto.

It is further agreed that the mortgagor shall not tear down nor remove any of the buildings now located upon said premises but shall have the privilege of remodeling, changing the location, or in any other manner altering said houses or buildings, provided such alteration does not decrease the security of this mortgage, it being distinctly understood, however, that this agreement does not refer to the outbuildings.

It is further understood and agreed that this mortgage shall cover all the interest of the mortgagor in all buildings, appurtenances, water pipes, water mains, poles for electric wiring, electric wiring, telephone poles and any other equipment or appurtenances erected upon or appertaining to said property, including the interest of the mortgagor in such water line or water main as may be constructed for the benefit of said property.

This Mortgage Satisfied in Full this 15th day of July 1924

REGISTER OF DEEDS GREENVILLE COUNTY S. C. Attorney in Fact

SEE SATISFACTION HERETO ATTACHED

For assignment of this mortgage, see mtg. book 42 page 563.