

also one wooden Building, Beamed Roof, Rock foundation, Concrete floor, two stories, 70 x 70.

One wooden Building, Composition roof, battan-floor concrete, Rock foundation three stories, 100 x 50. The above described buildings join, making one building on right-of-way of C & W. C. Railroad Company, located at 124 East Chest Street, Ward 4, Greenville, South Carolina.

also one Fertilizer Machine in above building, consisting two Electric Elevators, one Screen, one chad breaker, three cone Fertilizer Mixers, one twenty-five horse power Electric Motor.

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 Avery Patton, his his Heirs and Assigns forever. And

Said corporation

does hereby bind itself its successors and assigns, to warrant and forever defend all and singular the said Premises unto the said Avery Patton, his

his Heirs and Assigns from and against itself and its Successors and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agrees to insure the house and building on said lot in a sum not less than _____

_____ Dollars, in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in _____ name and reimburse _____

_____ for the premium and expenses of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, said corporation hereby assigns the rents and profits of the above described premises to said mortgagee, or

his Heirs, Executors, Administrators or Assigns, and agree that any Judge of the Circuit Court of said State may, at Chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereafter (after paying cost of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rents and profits actually collected.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if it

_____, the said mortgagor, does and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any 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.

AND IT IS AGREED, by and between the said parties, that the said mortgagor is to hold and enjoy the said Premises until default of payment shall be made.

IN WITNESS WHEREOF, the said granting corporation has caused its corporate seal to be hereunto affixed and these Presents to be subscribed by its duly authorized officers _____

on this, the 13 day of December in the year of our Lord one thousand nine hundred and ~~twenty~~ thirty five and in the one hundred and five year of the Sovereignty and Independence of the United States.

Signed, Sealed and Delivered in the Presence of:

Mavis Speagle
J. W. Narwood, Jr.

Independent Deans Company
Avery Patton - President - Treasurer
Lucile Lee Patton - Secretary

STATE OF SOUTH CAROLINA, }
County of Greenville.

PERSONALLY appeared before me Mavis Speagle and made oath that

she saw Avery Patton as President - Treasurer, and Lucile L. Patton as Secretary of Independent Deans Company a corporation chartered under the laws of the State of South Carolina, sign, seal with its corporate seal; and as the act and deed of said corporation, deliver the within written mortgage, and that he, with J. W. Narwood, Jr. witnessed the execution thereof.

SWORN to before me, this 13

day of December A. D. 1935

J. W. Narwood, Jr. (L. S.)
Notary Public for South Carolina.

Mavis Speagle

Recorded December 16 1935, at 11:45 o'clock, A. M.

56 acres See Deed Book 194, Page 6
See Release of 10 acres See Deed Book 194, Page 19