

MORTGAGE OF REAL ESTATE

37276 PROVISIONS-JARRARD CO.-GREENVILLE

THE STATE OF SOUTH CAROLINA
GREENVILLE COUNTY.

TO ALL WHOM THESE PRESENTS MAY CONCERN: C. G. Gunter, Inc., SENDS GREETINGS:

WHEREAS, C. G. Gunter, Inc., a corporation, chartered under the laws of the State of South Carolina, and having its principal place of business in Greenville, South Carolina, hereinafter referred to as Mortgagor in and by its certain Note or Obligation bearing date the twenty-third day of July, A. D. 1937 stand firmly held and bound unto The Buckeye Cotton Oil Company, a corporation with principal place of business in the city of Cincinnati, hereinafter referred to as the Mortgagee of Hamilton County, State of Ohio, conditioned for payment of the full and just sum of \$9,500.00 besides interest from date at the rate of six (6%) per cent per annum until maturity, and thereafter at the rate of six (6%) per cent per annum until fully paid, payable annually until fully paid, in the following installments, to wit: Four Thousand Seven Hundred Fifty (\$4,750.00) Dollars January 1, 1938, and Four Thousand Seven Hundred Fifty (\$4,750.00) Dollars January 1, 1939.

And all renewals thereof, in whole or in part, and also any future and further advances, if any, to be made by the said Mortgagee, its Successors or Assigns, as well as any other indebtedness to the said Mortgagee, its Successors or Assigns, represented by other promissory notes, open account, or otherwise, in the sum of not more than \$1,000.00.

NOW KNOW ALL MEN, That C. G. Gunter, Inc., 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 thereof, in whole or in part, and also any future and further advances, if any, as well as any other indebtedness to the said Mortgagee, its Successors or Assigns, 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 The Buckeye Cotton Oil Company:

All that certain lot of land situate in the County of Greenville, State of South Carolina, and more particularly described as follows:

BEGINNING at an iron pin on south side of Old Hundred Road, said pin being approximately 50 feet west from the northwest corner of property conveyed by Woodville Investment Company to Mrs. Cordia V. Wood, on February 8, 1933, by deed recorded in Volume 172, at page 130, and running thence with Old Hundred Road S. 85 W. 211 feet to an iron pin; thence south 13-30 E. 175 feet 4 inches to an iron pin; thence N. 77-15 E. 179 feet 6 inches to iron pin; thence N. 2-30 E. 150 feet to the beginning corner, containing 7/10 of an acre, according to survey of G. A. Ellis, made September 26, 1935.

Being the lot on which is situate the Woodville Gin and Seed House, together with all the buildings, machinery, equipment and appliances situate thereon and belonging to the Mortgagor and used in connection with said Gin, and being the same property conveyed to C. G. Gunter, Inc., by Woodville Investment Company, by deed dated November 18, 1935, and recorded in the office of the R. M. C. for Greenville County in Volume 132, Page 234.

Also the following personal property now located upon the above described real estate, at Woodville, in Greenville County: A 4-80 Saw Continental Gin, with Mitchell Extractors and Mitchell Dryer system; 120 horsepower Fairbanks-Morse Diesel Oil Engine; 100 horsepower Electric Motor and Ironclad Gin House and frame seed house, together with necessary pulleys, shaftings, belting and the like to make a complete 4-80 Gin Outfit.

Also the following described new machinery and equipment just purchased from the Continental Gin Company of Birmingham, Alabama, which the mortgagor intends to immediately install at its plant upon the above described real estate: One L. H. E-J Mechanical Trampler Complete with B. B. Driving Attachments; One 2" Flexibel Coupling; One Seed Hopper; One Section Lint Flue & Short Gin Flue to increase from 4-80, less one gin, to 4-80; 7-1/2 Foot Piping to overflow Telescope, (6-1/4' to 1') 1-11" 15° GI Ell; One Set Driving Attachments for Michell Unit; and One (used) Munger 80-Saw Dbl. Rib Huller "AA" Breast MPG D.C. B.B. Gin, equipped with Model "30" Front.

Also all of the right, title and interest of the mortgagor in and to all that certain piece, parcel and lot of land in Anderson County, South Carolina at Brushy Creek, on which the Gin now stands:

BEGINNING at a poplar tree on the branch below the gin; thence N. W. 474 feet to the road leading to the church; thence S. W. 445 feet down the said road to C. C. Cely's line; thence N. E. 426 feet to starting point, containing two acres, more or less, together with all buildings and fixtures located on said property, this being the same tract of land conveyed to the Brushy Creek Gin Company on the 24th day of November, 1920, by J. A. Cely and N. L. Cely. This property has been conveyed to C. G. Gunter, Inc., free of rent, to be used so long as its gin is operated thereon, with the privilege allowed by the said corporation or removing all buildings, machinery equipment, fixtures and other property located thereon, whenever it shall cease to operate said gin, and the mortgagee herein shall be given the same privilege.

RECORDED AND CANCELLED
#1884
R.M.C. OF GREENVILLE COUNTY, S.C.
8:50 O'CLOCK
JAN 1 1938
P.M.

For Affidavit to this mortgage see R.C. M. Book 269, Page 64