

DEED OF TRUST - CONTRACT

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

THIS INDENTURE made and entered into this 14 day of March 1940 by and between The First Carolinas Joint Stock Land Bank of Columbia (a corporation organized, created and existing under an Act of the Congress of the United States of America entitled "The Federal Farm Loan Act", with its principal place of business at Columbia, in the State of South Carolina), hereinafter for convenience called party of the first part, which expression shall include its successors and assigns, American Trust Company of Charlotte, N. C., as trustee, party of the second part, which expression shall include its successor or successors and assigns, and Reconstruction Finance Corporation, as party of the third part, WITNESSETH

WHEREAS, the party of the third part, by resolution of its Board of Directors adopted on October 4, 1939, as amended, conditionally approved a loan to the party of the first part in the amount of \$408,000.00 to be disbursed in installments from time to time in such amounts as the party of the third part might request, and to be secured as provided in said resolution; and,

WHEREAS, installments of \$123,705.64 and of \$88,245.98 have been disbursed and are evidenced by notes of the party of the first part to the party of third part dated November 25, 1939, and January 30, 1940, respectively; and,

WHEREAS, the party of the first part has requested the party of the third part to make disbursements of an additional installment not to exceed \$30,000.00 and may later make requests for disbursements of further additional installments, not exceeding in the aggregate, the amount authorized by the resolution above referred to; and,

WHEREAS, the party of the first part desires to secure and provide for the payment of the full amount of the loan made to it by the party of the third part under said resolution and any amendments or modifications thereof, including the installment already disbursed to it and any that may be hereafter disbursed, both principal and interest, as and when same may become due, according to the tenor of the several notes that may be given as evidence thereof, as well as of any renewals, of said notes or any of them, by the conveyance of the property hereinafter described, in trust for the uses and purposes hereinafter set out;

NOW, THEREFORE, in consideration of the premises, and of the sum of one dollar, to the party of the first part in hand paid by the party of the second part, the receipt of which is hereby fully acknowledged, and, in order to carry out the intention expressed in the premises, the said party of the first part has given, granted, bargained, and sold, and by these presents does give, grant, bargain, sell alien, assign and convey unto said party of the second part, its successors and assigns, the following described land, lying and being in Greenville County, in said State, and bounded and described as follows, to-wit:

L-#1546 - J. C. Gossett - Greenville County - 302.5 acres

L-#2129 - Sidney E. Smith - Greenville County - 195 acres

The said tracts of land being particularly described as follows, on sheets hereto attached.

No. 1546 - J. C. Gossett - Greenville County, S. C., Schedule 302.5 acres.

All that certain piece, parcel or tract of land, with the improvements thereon, containing 302.5 acres, more or less, situate, lying and being in Dunklin Township, County of Greenville, State of South Carolina, bounded on the North by lands, now or formerly, of W. E. Gossett and J. L. Boyce, on the East by lands, now or formerly, of Stokes, on the South by lands, now or formerly, of Lafayette Cooley and George L. Cooley and on the West by lands, now or formerly, of George L. Cooley and W. E. Gossett, as will more fully appear by reference to a plat of survey made by J. M. Cox, Surveyor, November 13, 1924; said tract of land having been purchased by the mortgagor bank at public sale held 5 October, 1936 and deed therefor received from E. Inman, Master for Greenville County, dated 20 October, 1936, recorded in the Register of Mesne Conveyance office for said Greenville County in Book of Deeds 173 at page 121.

No. 2129 - Sidney E. Smith - Greenville County, S. C. - Schedule - 195 acres.

All that certain lot, tract or parcel of land, with the improvements thereon, containing 195 acres, more or less, located, lying and being in Fairview Township, County of Greenville, State of South Carolina, being bounded on the North by the lands of W. D. Rodgers, East by the lands of W. S. Peden, South by the lands of W. S. Peden, S. A. Fowler, and Fountain Inn Road; and West by the lands of F. S. Peden, and having such shape, metes, courses and distances as will more fully appear by reference to a plat thereof made by J. A. Adams, Surveyor, December 6, 1917; said tract of land having been purchased by the mortgagor bank at public sale held 6th November, 1939 and deed therefor received from E. Inman, Master for Greenville County, dated 11 November, 1939, recorded in the office of the Register Mesne Conveyance for said Greenville County in Book of Deeds 215 at page 274.

And for the same consideration, as additional security for the said indebtedness, the party of the first part hereby assigns to the party of the second part the rents, profits and other income of the premises, and hereby waives notice of any application by the party of the second