

THE FEDERAL LAND BANK OF COLUMBIA

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That Prate S. Ballenger and Allie M.

Ballenger his wife of the County and State aforesaid, herinafter called parties of the first part, whether one or more, SEND GREETING:

WHEREAS, The said parties of the first part are indebted in and by a certain promissory note of even date herewith for the principal sum of Twelve Hundred (\$1200.00) Dollars, payable to the order of The Federal Land Bank of Columbia, a corporation created, organized and existing under and by virtue of an Act of Congress of the United States of America, entitled "The Federal Farm Loan Act," bearing interest at 6% per centum per annum from date to and including the first day of

~~which shall be known as the preliminary interest payment, and thereafter with interest on the whole amount of said principal sum remaining from time to time unpaid at the rate of~~ 6.5% per centum per annum, payable semi-annually, both principal and interest being payable on an amortization plan, in forty-five (45) semi-annual installments of Forty-two (\$42.00) Dollars and no cents, each, and a final installment of Thirty-five (\$35.03) Dollars and three cents, the first installment being payable on the first day of August 1923, and the next installment

on the first day of February 1924 and each successive installment on the same day of each succeeding year thereafter until the entire principal sum is paid in full, and providing that in event of default in the payment of any installment or installments in accordance with the terms thereof, the same shall bear simple interest from date of such default until paid at the rate of eight (8%) per centum per annum, and providing further that after five years from date, and on any regular installment date, an additional payment on the principal may be made in such an amount that shall be equal to one or more of the annual payments on the principal as ascertained from the amortization tables prescribed by the Federal Farm Loan Board, or the entire principal sum may be paid; all of which, and such other terms as therein contained, will more fully appear by reference to said note.

NOW, KNOW ALL MEN, That the said parties of the first part of the County and State aforesaid, in consideration of the debt as evidenced by said note, and for the better securing the payment thereof, to the said The Federal Land Bank of Columbia according to the terms of said note, and the performance of the conditions and covenants herein contained, and also in consideration of the sum of One Dollar to the said parties of the first part in hand well and truly paid by the said The Federal Land Bank of Columbia, 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 Federal

Atlantic Joint Stock Land Bank of Raleigh Land Bank of Columbia, its successors or assigns,

All that certain piece or parcel of land situate, lying and being in Highland Township, Greenville County, State of South Carolina, known and designated as Tracts 2 and 4 of the subdivision of the Tinsley Ballenger Estate, as shown in a plat made for J.H. Ballenger, Exor., by W.N. Willis, C.E., January 15, 1917, said tracts being bounded on the North by lands of George C. Leonard and Mrs. A.B. Groce, on the south by lands of Dr. J.A. Lindsay, George C. Leonard and J.H. Ballenger, et al. on the West by lands of Dr. J.A. Lindsay and Geo. C. Leonard, on the East by lands of George C. Leonard and J.H. Ballenger, et al. and more particularly bounded and described as follows:

Beginning at a stone on the north bank of the Middle Tyger River, corner of lot #5 and lot #2 on the above mentioned plat; thence S. 40° 15' E. 377 feet to a point; thence S. 47° 14' E. 598 feet to a point; thence S. 55° 10' E. 440 feet to a point; thence S. 59° 10' E. 685 feet to a stone, corner of lot #2 and Lot #1; thence S. 11° 30' W. 758 feet to a point; thence S. 44° 50' W. 1747 feet to a point in a public road, corner of Lot #3 and Lot #2; thence with said public road N. 1° 07' E. 485 feet to a point; thence N. 10° 47' W. 203 feet to a point; thence N. 14° 51' E. 555 feet to a point; thence N. 34° 36' W. 183 feet to a point; thence N. 70° 17' W. 249 feet to a point; thence N. 46° 09' W. 270 feet to a point; thence N. 14° 14' E. 111 feet to a point joint corner of Lot #4, Lot #3 and Lot #2; thence up the meanders of a branch S. 74° 24' W. 175 feet to a point; thence S. 72° 15' W. 336 feet; thence S. 62° 27' W. 549 feet; thence N. 81° 27' W. 352 feet; thence N. 68° W. 235 feet to a point, corner of lot #3; thence still with the branch N. 69° W. 106 feet; thence S. 80° 42' W. 85 feet; thence N. 77° 34' W. 310 feet; thence N. 64° 38' W. 208 feet; thence N. 64° 09' W. 205 feet; thence N. 59° 26' W. 225 feet; thence N. 65° 45' W. 176 feet; thence N. 87° W. 375 feet to a point on the line of T.D. Burrell; thence with said line N. 5° 59' W. 160 feet to a stone; thence N. 35° 44' E. 72 feet to a white oak; thence following the line of an old abandoned road N. 79° 52' E. 222 feet; thence S. 84° 30' E. 250 feet; thence N. 81° 27' E. 226 feet; thence N. 83° 25' E. 261 feet; thence N. 79° 09' E. 221 feet; thence N. 80° 51' E. 240 feet; thence N. 79° 08' E. 200 feet; thence N. 74° E. 423 feet; thence N. 61° 34' E. 228 feet; thence N. 56° 23' E. 896 feet to a stone, corner of Lot #4 and Lot #2; thence N. 64° E. 175 feet to a stone; thence N. 73° 30' E. 145 feet to the beginning corner, and being the tracts conveyed to the said P.S. Ballenger by J.H. Ballenger et al. by deed dated Jan. 23, 1917 and recorded in the office of the Registrar of Deeds Conveyances for Greenville County S.C., in Vol. 36, page 229.

5. It is further covenanted that in the parties of the first part shall convey the property described herein, in whole or in part, to any one, written notice thereof shall be immediately given to the Bank, with the name or names of the grantees and their post-office address.

*The debt secured in satisfaction of this mortgage is now owned by Atlantic Joint Stock Land Bank of Raleigh*  
*Witness*  
*J. Massie*  
*M. M. Day*  
*17*  
*1619*