

Form L-4—South Carolina—Revised—11-1-27

THE FEDERAL LAND BANK OF COLUMBIA

STATE OF SOUTH CAROLINA, }

AMORTIZATION FIRST MORTGAGE

~~SEMI~~-ANNUAL PAYMENT

COUNTY OF GREENVILLE.

ORIGINAL

KNOW ALL MEN BY THESE PRESENTS, That

L. J. W. Phillips

of the County and State aforesaid, hereinafter called parties of the first part whether one or more, SEND GREETINGS:

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

(\$.....) 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.....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..... per centum per annum, payable semi-annually, both principal and interest being payable on an amortization plan, in.....(.....) semi-annual installment of.....(\$.....) Dollars and.....cents each, and a final installment of.....

(\$.....) Dollars and.....cents, the first installment being payable on the first day of..... and the next installment on the first day of....., 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 Land Bank of Columbia, its successors or assigns,

Whereas, the said parties of the first part are indebted to The Federal Land Bank of Columbia, as evidenced by a certain promissory note, of even date herewith, for the principal sum of Four Hundred and No/100 (\$400.00) Dollars, payable to the order of The Federal Land Bank of Columbia, said principal sum being payable in Five (5) equal annual installments of Eighty and No/100 (\$80.00) Dollars each, together with interest on the whole amount of said principal sum remaining from time to time unpaid at the rate of Six (6) per centum per annum from date, payable annually on the same date that the annual payment on the principal is agreed to be made, the first installment on the principal being payable one year from the date of said note, and each successive installment on the same date of each succeeding year thereafter until the entire principal sum, together with all interest thereon, is paid in full, and providing that in the event of default in the payment or any installment in accordance with the terms and tenor of said promissory note, said installment shall bear simple interest from the date of such default until paid at the highest rate of interest authorized to be charged and collected by contract in this State, anything herein to the contrary notwithstanding; all of which and such other terms, conditions and agreements as therein contained will more fully appear by reference to said note.

All that certain piece, parcel or tract of land lying and being situate in Greenville County, State of South Carolina, and in Austin Township, containing Sixty-one (61) acres, more or less, and bounded on the North by lands of Coon Watson and estate of Laura Anderson, on the East by lands of Coon Watson; on the South by lands of D.P. Cox, and on the west by lands of D.P. Cox and estate of Laura Anderson, and being the same tract of land conveyed to the Federal Land Bank of Columbia by E. Inman, Master, by deed dated Dec. 1, 1928, and recorded in the office of R.M.C. for Greenville County in Deed Book 140, at page 102.