

MORTGAGE OF REAL ESTATE

S. 3625 Nip 6-6-40
Form L-250—South Carolina. Rev. 3-13-36.

31122 PROVIDENCE—JARRARD CO.—GREENVILLE

THE FEDERAL LAND BANK OF COLUMBIA

State of South Carolina, }
COUNTY OF GREENVILLE

PURCHASE MONEY MORTGAGE
Annual Payment

KNOW ALL MEN BY THESE PRESENTS, That Annie Seaborn hereinafter called

first parties whether one or more, SEND GREETING:

WHEREAS, The said first parties are indebted to The Federal Land Bank of Columbia, hereinafter called second party, as evidenced by a certain promissory note, of even date herewith, for the principal sum of Seven hundred fifty

(\$ 750.00) Dollars,
payable to the order of second party, said principal sum being payable in fifteen (15) equal annual installments of fifty (\$50.00) dollars each,

together with interest on the whole amount of said principal sum remaining from time to time unpaid at the rate of five (5) per centum per annum from December 15, 1940, payable annually on the same date that the annual payment on the principal is to be made,

the first installment on the principal being payable on the 1st day of November, 1941, and one of the successive installments being payable 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 of 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 rate of seven (7%) per centum per annum, 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.

NOW, KNOW ALL MEN, That said first parties, in consideration of the debt as evidenced by said note, and for the better securing the payment thereof to said second party, 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 first parties in hand well and truly paid by second party, 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 second party, its successors and assigns, the following described lands, to wit:

All that tract or parcel of land containing Seventy three and 24/100 (73.24) acres, more or less, in Dunklin Township, Greenville County, South Carolina, located about one-half mile off the Pelzer Road, about 4 miles from Pelzer, on Saluda River bounded now or formerly as follows: on the north by lands of H. J. Woodson and Annie M. Bruce, on the East by lands of Jim Donald; on the South by lands of E. J. King and Holliday and on the West by Saluda River, more particularly described according to a plat thereof prepared by H. J. Riddle, Surveyor dated October 12, 1933, copy of which is now on file with The Federal Land Bank of Columbia and being the same lands described in a mortgage from George H. Seaborn to the Land Bank Commissioner, dated April 4, 1934, recorded in mortgage Book 250, Page 111, in the office of the Clerk of Court for Greenville County.

Subject to easement of Belton Light and Power Company for use of 4.1 acres lying along the Saluda River as described on plat of survey thereof made by J. E. Serrine and company on file with The Federal Land Bank of Columbia.