

Form L-285-S. C. Rev. 7-5-53.

THE FEDERAL LAND BANK OF COLUMBIA

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

AMORTIZATION MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That J. Homer Ferguson

of the County and State aforesaid, hereinafter called

first party, whether one or more, SEND GREETINGS:

WHEREAS, first party is indebted to The Federal Land Bank of Columbia, a corporation created, organized and existing under and by virtue of an Act of Congress, entitled the Federal Farm Loan Act, hereinafter called second party, as evidenced by a certain promissory note, of even date herewith, for the principal sum of

Eight hundred - (\$ 800.00 ) Dollars,

payable to the order of the second party, together with interest from the date of said note on the principal sum remaining from time to time unpaid, at the rate of four & 1/2 (4 1/2) per centum per annum (or at the rate of interest fixed by Act of Congress), the first payment on interest being due and payable on the

First day of November, 1945, and thereafter interest being due and payable - annually; said principal sum being due and payable in twenty (20) equal, successive, (\$ 40.00 ) annual installments of Forty -

Dollars each, and a final installment of - (\$ - ) Dollars, the first installment of said principal being due and payable on the

First day of November, 1945, and thereafter the remaining installments of principal being due and payable - annually until the entire principal sum and interest are paid in full, and each installment of principal and interest bearing interest from due date until paid at the highest rate authorized to be charged under the Federal Farm Loan Act, as amended; all of which and such other terms, conditions and agreements as are contained in the said note, will more fully appear by reference thereto.

NOW, KNOW ALL MEN, that first party, in consideration of the debt as evidenced by the said note, and for better securing the payment thereof to second party, according to the terms of the said note, and the performance of the conditions and covenants herein contained, and also in consideration of the sum of One Dollar to first party in hand well and truly paid by second party, at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, in fee simple, and by these presents does grant, bargain, sell, and release, in fee simple, unto second party, its successors and assigns, the following described lands, to wit:

All that piece, parcel and Lot of Land lying and being in Pates Township, Greenville County and State of South Carolina, containing Thirty One and 33/100 (31.33) acres, more or less, according to plat made by J. Mac Richardson, Surveyor, in December, 1949, and being bounded on the North by Batson, on the East by G.C. Kelly, on the South Ferguson and on the West by Dillworth and lies on the East side of road leading from Little Texas to Greenville and is the same tract of land as was conveyed to J. Homer Ferguson by J. G. McAlister by deed dated February 4, 1946, recorded in Deed Book 286, page 179. The tract of land is fully described by courses and distances and metes and bounds on the Richardson plat, recorded in Plat Book X, page 75 and reference is made to that plat for a more definite and particular description.

Notwithstanding any provision herein, or in the note secured hereby, to the contrary, first party may make at any time advance payments of principal in any amount. Advance principal payments made within five years from the date hereof may be applied, at the option of second party, in the same manner as those made after five years from the date hereof.

The debt secured by the within mortgage having been paid in full, said mortgage is hereby satisfied and the said property, being part of the 20th day of November, 1953.