

Form L-600-S. C. 7-1-51. Two Interest Rates.

FILED

GREENVILLE CO. S. C.

THE FEDERAL LAND BANK OF COLUMBIA

STATE OF SOUTH CAROLINA,

MAR 12 2 54 PM 1954

COUNTY OF Greenville

AMORTIZATION MORTGAGE

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, That **August B. Schwiers**
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, hereinafter called second party, as evidenced by a certain promissory note, of even date herewith, in the total principal sum of **Twelve Thousand Three Hundred Fifty -**

dollars (\$ **12,350.00**) payable as follows:

- A. **Eighty Six Hundred -** dollars (\$ **8600.00**) of principal,
payable in **twenty-nine (29)** equal successive - annual installments of **Two Hundred Eighty Seven -** dollars (\$ **287.00**) each and a final installment of **Two Hundred Seventy Seven -** dollars (\$ **277.00**),
the first installment being payable on **January 1**, 19 **55**, together with interest at **four (4)** per annum from the date hereof on the part of said principal in this subparagraph A remaining from time to time unpaid, the first interest installment being payable on **January 1**, 19 **55**, and thereafter interest being payable - annually;
- B. The remaining **Thirty Seven Hundred Fifty -** dollars (\$ **3750.00**) of principal payable in **thirty (30)** equal successive - annual installments of **One Hundred Twenty Five -** dollars (\$ **125.00**) each and a final installment of -
dollars (\$ -), the first installment being payable on **January 1**, 19 **55**, together with interest at five percentum (5%) per annum from the date hereof on the part of said principal in this subparagraph B remaining from time to time unpaid, the first interest installment being payable on **January 1**, 19 **55**, and thereafter interest being payable - annually.

Each installment of principal and interest shall bear interest from date due until paid at six percentum (6%) per annum; 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 indebtedness 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:

In Grove Township, Greenville County, South Carolina.

All those two pieces, parcels and lots of land lying and being in Township, County and State aforesaid, being known and designated as lots numbers 2 and 3 of the J. I. West subdivision as shown on plat of Dalton & Neves, Surveyors, dated November 1940 and revised in September 1943 and being recorded in Plat Book M, page 83 and containing in the aggregate Two Hundred Twenty-Eight and ~~Eleven-Hundredths~~ (228.11) acres and being the same lands conveyed to August B. Schwiers by Charles P. Ballenger by deed dated March 13, 1950, recorded in Deed Book 405, page 109. The said parcel of land lies on the western side of the Augusta Road and is a portion of the lands conveyed to Charles P. Ballenger by the First National Bank of Greenville as executor and trustee of the estate of J. I. West, deceased, and being bounded by lands now or formerly of Joe Garrett and W. A. King on the north; the Augusta Road on the East; tracts numbers 4 and 5 of the J. I. West lands on the South and Joe Garrett on the West. Tract number 2 contains Eighty-Six and Eighty-Seven One-Hundredths (86.87) acres and tract number 3 contains One Hundred Forty-One and Twenty-Four One-Hundredths (141.24) acres. The said lands are fully described by courses and distances and metes and bounds on the Dalton and Neves plat and reference is here made to the said plat and to the deed from Charles P. Ballenger to August B. Schwiers for a more definite and particular description.