

S. C. Documentary tax stamps of 1.72 on note.

SOUTH CAROLINA, Greenville COUNTY.

In consideration of advances made and which may be made by Greenville Production Credit Association, Lender, to David W. Osteen and Imogene T. Osteen, Borrower (whether one or more), aggregating

Four Thousand Two Hundred Fifty and 00/100 Dollars (\$ 4250.00), (evidenced by note(s) dated 19 , hereby expressly made a part hereof) and to secure said advances, and any additional advances (not exceeding an equivalent amount) that may subsequently be made to Borrower by Lender, to be evidenced by promissory notes, all renewals and extensions thereof, with interest until paid as provided in said note(s), and costs, including a reasonable attorney's fee of not less than ten per centum (10%) of the total amount due thereon and charges, as provided in said note(s) and herein, Undersigned has granted, bargained, sold, conveyed and mortgaged, and by these presents does hereby grant, bargain, sell, convey and mortgage in fee simple unto Lender, its successors and assigns:

All that tract of land located in Cleveland Township, Greenville County, South Carolina, containing 1100 acres, more or less, known as the Hart Valley Ranch place, and bounded as follows: as shown

on plat of the Hart Valley Ranch, recorded in Plat Book BB at page 15, and having according to said plat the following courses and distances to wit:

BEGINNING at a stone at the Northwestern corner of tract of land conveyed by Earle L. Hart to William Goldsmith, Jr., recorded in Volume 448 at Page 115 and running thence N. 29-30 W. 8518 feet to a chestnut; thence N. 30 W. 200 feet to stone at Northeastern corner of a tract conveyed by Earle L. Hart to L. M. Brown by deed recorded in Volume 448 at Page 103; thence N. 57-30 E. 430 feet to stake; thence N. 73-30 E. 875 feet to stake; thence N. 78 E. 824 feet to stake; thence S. 83 E. 900 feet to stake; thence S. 83 E. 375 feet to stake; thence S. 83 E. 520 feet to stake; thence S. 85-30 E. 656 feet to stake; thence S. 84-30 E. 632 feet to stake; thence S. 88-30 E. 264 feet to stone; thence S. 44 E. 3996 feet to stake; thence N. 85 E. 165 feet to stake; thence S. 8-30 E. 645 feet to stake; thence N. 76 feet to stake; thence S. 22 E. 645 feet to stake; thence S. 20 E. 49 feet to red oak on Oil Camp Creek; thence with Oil Camp Creek as a line a Northeasterly direction 3500 feet, more or less, to a sweet gum at the Northern corner of the tract of land conveyed to William Goldsmith, Jr.; thence with the line of Goldsmith tract the following courses and distances to-wit: S. 23-31 W. 267 feet; S. 22-31 W. 434 feet; S. 13 W. 891 feet to stone; S. 41-33 W. 1402 feet to stone; S. 46-30 W. 327 feet to stone; thence S. 48-15 W. 1683 feet to stone; thence N. 46 W. 1918 feet to pin; thence S. 42 W. 2650 feet to stone, the point of beginning, less, however, a certain tract of land containing 6.46 acres located within the boundaries above mentioned which is reserved by the Grantor and not conveyed by this deed, and having according to plat of J. C. Hill, dated April 28, 1954, recorded in Plat Book HH at page 95, the following courses and distances to-wit:

BEGINNING at a point in the center of Oil Camp Creek and running thence by a pole and by an iron pin located on the Northern side of the road as shown on said plat and continuing in a straight line 20 feet East of the woodshed, N. 32-15 W. 766 feet to iron pin; thence S. 57-45 E. 406 feet to iron pin; thence S. 32-15 E. 621 feet to point in center of Oil Camp Creek; thence down Oil Camp Creek as a line 460 feet, more or less, to the point of beginning; there being located upon said tract of land two dwellings, a woodshed, dam, and reservoir.

This being the same tract conveyed to David W. and Imogene T. Osteen on June 17, 1954 by Jane B. Hart and is recorded in Deed Book 503 at page 140 on July 1, 1954 in the office of R. M. C. for Greenville County, S. C.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said lands and premises unto Lender, its successors and assigns with all the rights, privileges, members and appurtenances thereto belonging or in any wise appertaining.

UNDERSIGNED hereby binds himself, his heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto Lender, its successors and assigns, from and against Undersigned, his heirs, executors, administrators and assigns and all other person whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED ALWAYS, NEVERTHELESS, that if Borrower shall pay unto Lender, its successors or assigns, the aforesaid indebtedness and all interest and other sums secured by this or any other instrument executed by Borrower as security to the aforesaid indebtedness, and shall perform all of the terms, covenants, conditions, agreements, representations and obligations contained in a certain recorded crop and/or chattel mortgage executed by Borrower to Lender according to the true intent of said Chattel Mortgage and/or Crop Lien, all of the terms, covenants, conditions, agreements, representations and obligations of which are made a part hereof to the same extent as if set forth in extenso herein, then this instrument shall cease, determine and be null and void; otherwise it shall remain in full force and effect.

EXECUTED, SEALED, AND DELIVERED, this the 9th day of January, 1958.

David W. Osteen (L. S.)

David W. Osteen (L. S.)

Imogene T. Osteen (L. S.)

Signed, Sealed and Delivered

in the presence of:

W. R. Taylor
Evelyn Miller
W. R. Taylor
Evelyn Miller

PROBATE FOR INDIVIDUALS

SOUTH CAROLINA, Greenville COUNTY.

PERSONALLY appeared before me W. R. Taylor and made oath that he saw the within-named David W. Osteen and Imogene T. Osteen sign, seal, and as their act and deed deliver the within mortgage; and that he, with Evelyn Miller witnessed the execution thereof.

Sworn to and subscribed before me this the 9th day of January, 1958.

Evelyn Miller (L. S.)
Evelyn Miller Notary Public for South Carolina.

W. R. Taylor
W. R. Taylor

For Release See R. E. M. Book 745 Page 152. For Release See R. E. M. Book 734 Page 534.

W.R. Taylor 8-2858
Evelyn Miller

30 Aug 58
Ellis J. Jansworth
A10:ed A 5794