

MAR 12 10 23 AM 1959

BOOK 778 PAGE 451

S. C. Documentary Tax stamps of 1.00 on note.

SOUTH CAROLINA, Greenville County.

In consideration of advances made and which may be made by Production Credit Association, Lender, to Clair H. and Florence G. McGarrah, Borrower (whether one or more), aggregating

Two Thousand Five Hundred and 00/100 Dollars (\$ 2500.00), (evidenced by note(s) dated March 10, 1959, 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, and all other indebtedness now due or to become due or hereafter contracted, 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 Oaklawn Township, Greenville County, South Carolina, containing \_\_\_\_\_ acres, more or less, known as the \_\_\_\_\_ place, and bounded as follows:

on a paved highway approximately one mile east of Ware's Place, on the road leading to Old Hundred School and being situate in School District 4-H on the branch of Reedy Fork Creek and containing 16.34 acres, more or less, according to a plat entitled "Property of W. E. Stone" made by W. J. Riddle dated April 19, 1934, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stone east of a public road, according to said plat, and running thence with Mrs. Jack Poore's line, N. 56 W. 16 chains to a stone; thence with the line of property now or formerly of W. M. Boyce, N. 17-15 E. 14.80 chains to a stone; thence with the line of property now or formerly of T. W. Stansell and the property now or formerly of George Arnold, N. 85 E. 29.40 chains, crossing a public road to a stone; thence S. 38-30 W. 32.50 chains, crossing a public road at the intersection of a branch of Reedy Fork Creek and said road, to the beginning corner.

LESS, HOWEVER, two parcels conveyed by W. R. Scarborough to J. B. and Ellis King and to Inez McCullough herein described as follows:

(1) One acre, more or less, conveyed to J. B. King and Ellis King on the 24th. day of February, 1951, by deed of record in the R. M. C. Office for Greenville County in Deed Book 432, Page 197, reference to which may be had for a complete description.

(2) One-fourth acre, more or less, conveyed to Inez McCullough on the 3rd. day of March, 1951, of record in the R. M. C. Office for Greenville County in Deed Book 448, Page 320, reference to which may be had for a more complete description.

The above described property is the same conveyed to Clair H. and Florence G. McGarrah by W. R. Scarborough by deed recorded in Book 461, Page 390 on 8/25/52 in the office of RMC for Greenville County, S. C. and any other instrument hereafter or hereafter executed by Borrower to Lender shall at the option of Lender constitute a default under any one or more, or all instruments executed by Borrower to Lender.

TOGETHER with all and singular the rights, members, benefits 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 persons 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 map and/or chattel mortgage executed by Borrower to Lender according to the true intent of said Chattel Mortgage and/or Map 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 10th day of March, 1959.

Signed, Sealed and Delivered

in the presence of:

Evelyn Miller  
W. R. Taylor

Clair H. McGarrah (L.S.)  
Clair H. McGarrah (L.S.)  
Florence G. McGarrah (L.S.)  
Florence G. McGarrah

PROBATE FOR INDIVIDUALS

SOUTH CAROLINA, Greenville County.

PERSONALLY appeared before me Evelyn Miller and made oath that he saw the within-named Chair H. and Florence G. McGarrah sign, seal, and as their act and deed deliver the within mortgage; and that he, with W. R. Taylor witnessed the execution thereof.

Sworn to and subscribed before me this the 10th day of March, 1959.

W. R. Taylor (L.S.)  
Notary Public for South Carolina.

Evelyn Miller  
Evelyn Miller

W. R. Taylor  
R. E. M. S. C. Rev. 6-1-57.