

MAR 25 9 27 AM. 1959

BOOK 780 PAGE 169

S. C. Documentary tax stamps of .40 on note.

SOUTH CAROLINA, Greenville COUNTY.

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to James and Christine T. Freeman, Borrower (whether one or more), aggregating Nine Hundred Sixty Four and 00/100 Dollars (\$ 964.00), (evidenced by note(s) dated March 23, 19 59, 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 Grove Township, Greenville County, South Carolina, containing 99.5 acres, more or less, known as the \_\_\_\_\_ place, and bounded as follows:

ALL that certain piece, parcel or lot of land with all improvements thereof, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Grove Township, containing 99 1/2 acres according to a plat made by J. Mac Richardson, Registered Land Surveyor, in May 1944, recorded in the R. M. C. Office for Greenville County in plat book O, at page 51, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at a post oak at Felton and Cleveland corner at the extreme Northwestern tip of the tract and running thence S. 4-30 E. 792 feet to a stake; thence S. 80 E. 3300 feet to a stone near road; thence N. 51-15 E. 881.10 feet to a stake; thence N. 43 W. 595.98 feet to a stake in road; thence N. 81 W. an un stated distance to a stone on old line; thence N. 5-45 E. 737.88 feet to stake; thence N. 80-15 W. 1452 feet to stone; thence S. 20 W. 765.6 feet to a stake; thence N. 87 W. 1306.80 feet to a stake; thence N. 78-45 W. 247.50 feet to the beginning corner and being bounded, according to said plat, by Cleveland and Cason on the North, Cason on the East, Verner and Felton on the South and be Felton on the West; being the same tract of land conveyed to us by Charlie V. Verner by deed recorded in the R. M. C. Office for Greenville County in Vol. 430, Page 227; less, however, those two lots conveyed by us to Jep C. Elrod and Mary E. Elrod by deed dated June 4, 1951 and recorded in the R. M. C. Office for Greenville County in Volume 437 at Page 139.

A default under this instrument or under any other instrument heretofore 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, 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 23rd day of March, 19 59.

James Freeman (L.S.)  
James Freeman

Christine T. Freeman (L.S.)  
Christine T. Freeman

Signed, Sealed and Delivered  
in the presence of:  
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 James and Christine T. Freeman 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 23rd day of March, 19 59

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

W. R. Taylor

RECORD  
1 MAY 05 1959  
GREENVILLE COUNTY, S. C.  
272-010002-100-542