

THE FEDERAL LAND BANK OF COLUMBIA 868 PAGE 47

STATE OF SOUTH CAROLINA,

AMORTIZATION MORTGAGE

COUNTY OF

THIS INDENTURE, made this 1st day of September 1961, by and between

Donald M. Causey and Rachel B. Causey

hereinafter called first party, whether one or more, and The Federal Land Bank of Columbia, a corporation organized, chartered and existing pursuant to an Act of Congress, entitled the Federal Farm Loan Act, hereinafter called second party, WITNESSETH, that,

WHEREAS, first party is indebted to second party, as evidenced by a certain promissory note, of even date herewith, for the principal sum of **Twenty One Thousand Five Hundred** (\$ 21,500.00) Dollars, payable to the order of 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 **Six (6)** per centum per annum, the first payment of interest being due and payable on the **First** day of **November** 1961, and thereafter interest being due and payable annually; said principal sum being due and payable in **Twenty (20)** equal successive annual installments of **Ten Hundred Seventy Five** (\$ 1075.00) Dollars each, and a final installment of (\$) Dollars, the first installment of said principal being due and payable on the **First** day of **November** 1962, 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, evidencing a loan made by second party, will more fully appear by reference thereto.

NOW, KNOW ALL MEN, that first party, in consideration of the debt as evidenced by said note, and for better securing the payment thereof to second party, according to the terms of 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 paid by second party, 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, including but not limited to, all trees, timber, shrubbery, fixtures and improvements now and hereafter thereon:

FIRST TRACT: All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the South Saluda River containing 92.50 acres, more or less, according to a plat of property of Nicholas P. Mitchell prepared October 6, 1948, and revised September 16, 1958, by J. C. Hill, L. S., and having such courses and distances as appears thereon. Said plat is recorded in the R.M.C. Office for Greenville County in Plat Book TT at page 105, and according to said plat having the following metes and bounds: BEGINNING at a maple on the West side of South Saluda River at Carson Bridge and running thence with the center of South Saluda River as a line North 74 degrees 25 minutes West 188 feet; thence still with said river South 70 degrees 30 minutes West 113 feet; thence still with said river North 83 degrees 39 minutes West 163 feet; thence still the center of the said river as the line North 4 degrees 30 minutes East 555 feet; thence North 23 degrees 53 minutes West 161 feet; thence North 50 degrees 39 minutes West 170 feet; thence North 27 degrees 10 minutes West 122 feet; thence North 51 degrees 20 minutes East 418 feet; thence North 9 degrees 05 minutes West 296 feet; thence still with center of said river the line North 28 degrees 08 minutes West 134 feet to the corner of the Looper property; thence with the line of Looper property North 22 degrees 55 minutes East 1642 feet to an iron pin in white oak stump hole; thence South 46 degrees 10 minutes East 2522 feet with line of property of Oxner and McGowan to a stone corner of property now or formerly owned by W. B. Carson, et al.; thence with line of Carson property South 64 degrees 47 minutes West 1040 feet to an iron pin; thence North 78 degrees West 116 feet to County road; thence with said road as the line South 66 degrees West 62 feet; thence South 32 degrees 13 minutes West 192 feet; thence South 57 degrees 23 minutes West 182 feet; thence South 58 degrees 31 minutes West 308 feet; thence South 51 degrees 12 minutes West 203 feet; thence South 16 degrees 03 minutes West 220 feet; thence still with said road South 38 degrees 14 minutes West 166 feet to the beginning corner.

SECOND TRACT: All that piece, parcel or lot of land lying situate in Greenville County, State of South Carolina, being bounded by the lands of Taylor, Fortner, Waring, Carson and Mitchell and, according to the plat of property of Nicholas P. Mitchell above mentioned, being more fully described as follows: BEGINNING at a W.O. Stump corner of lands of Taylor and Mitchell, running with the Taylor line North 52 degrees 30 minutes East 1991 feet to a stake on the old Ridge Road; thence with the Fortner line South 27 degrees 30 minutes East 2904 feet to a stone; thence South 11 degrees 15 minutes West 118 feet to stone; thence still with the Fortner line South 33 degrees 30 minutes East 1159 feet to a stone at a black gum; thence South 76 degrees West 76 feet to a stake; thence North 15 degrees West 312 feet to a stake in road; thence South 87 degrees West 336 feet to a stone nearby grave yard; thence North 45 degrees 10 minutes West 222 feet with the Mitchell line to the

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