

FEB 1 3 13 PM 1965

Form L-285-S. C. Rev. 8-1-63

THE FEDERAL LAND BANK OF COLUMBIA

STATE OF SOUTH CAROLINA, }
COUNTY OF Greenville

MORGTGAGE LOAN NO. S. 184-425

THIS INDENTURE, made this 25th day of January, 1965, by and between Mrs. Kate Hammett and W. H. Hammett

hereinafter called first party, whether one or more, and The Federal Land Bank of Columbia, of Columbia, S. C., 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 in the principal sum of Six Thousand Seven Hundred - Dollars (\$ 6,700.00), as evidenced by a certain promissory note, of even date herewith, payable to the order of second party in Thirty (30) successive annual installments of principal, the first installment of principal being due and payable on the First day of November, 1965, with interest from date of said note payable as and at the rate(s) provided in said note, principal and interest not paid when due to bear interest at the rate of six per centum (6%) per annum, all of which and such other terms, conditions, and agreements as contained in said note will more fully appear by reference thereto, which note is made a part of this mortgage to the same extent as if it were set out in extenso herein. This mortgage also secures all advances made by second party hereunder, and under the terms of said note, all amounts included in all reamortizations, renewals, deferments, and extensions of any indebtedness hereby secured.

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:

All that lot of land in the State of South Carolina, County of Greenville, in Chick Springs Township, in School District 275, containing 131.26 acres, more or less, and being the 135.84 acres shown on a plat of the property of E. E. Hammett by J. Mac Richardson, dated April 1945 and recorded in Plat Book O, at page 167, less however, the 4.58 acres conveyed out of said tract to Eugene E. Hammett by deed of the mortgagors recorded in Deed Book 547, at page 473, said 4.58 acres being shown on a plat of the property of Eugene E. Hammett by H. S. Brockman, Surveyor, dated December 15, 1955, and recorded in Plat Book WW, at page 44.

The tract herein described is bounded on the north by land now or formerly of Eula Hammett, on the east by Roscoe Green, on the south by Bud Wood Estate, Claude Howard, Estate of E. E. Hammett, and property of Eugene E. Hammett, and on the west by Bennefield or Ross.

The original tract of 135.84 acres is a part of that land in which W. H. and Frances Hammett conveyed their interest therein to Mrs. Kate Hammett by deed recorded in Deed Book 276, at page 166. It is also a part of that property in which Mrs. Kate Hammett conveyed an interest to Eugene E. Hammett by deed recorded in Deed Book 278, at page 387, and it is the identical tract in which said Eugene E. Hammett conveyed his interest to W. H. Hammett by deed recorded in Deed Book 309, at page 280. The result of the aforesaid deeds was to create in W. H. Hammett an undivided 2/3rds interest in the described tract and in Mrs. Kate Hammett a 1/3rd undivided interest in said tract.

The mortgagor, W.H. Hammett, is executing this mortgage individually and as "Attorney in Fact" for the mortgagor, Mrs. Kate Hammett, under authority of a Power of Attorney to be recorded herewith.

*See Return 10.62 over per EEM Book 1663 pg. 286
The Partials Billings over R.E. m. Book 1118 page 399*