

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

COLLEGE PARK, MARYLAND

## THE FEDERAL LAND BANK OF COLUMBIA

STATE OF SOUTH CAROLINA,  
COUNTY OF Greenville

MORTGAGE LOAN NO. S 184-443

THIS INDENTURE, made this 9th day of March, 1965, by and between August B. Schwiers

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 Twenty-four Thousand - Dollars (\$24,000.00), 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 April, 1966, 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 piece, parcel or lot of land containing 141.24 acres, more or less, in Oaklawn Township, Greenville County, South Carolina, lying and being on the West side of Augusta Road (U. S. Highway No. 25) and being known and designated as Tract No. 3 on the subdivision of the Estate of J. I. West as shown on Plat made by Dalton & Neves, November, 1940, Division, September 1943, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book M, at Page 83, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point in the intersection of August Road and the Pelzer-Sandy Springs Road and at the joint corner of Tracts Nos. 3, 5, 7 & 8 and running thence with the center of the Pelzer Road South 40 degrees 36 minutes West 550.7 feet to a point in said road, which point is South 87 degrees 00 minutes East 27 feet from an iron pin on the Northwest side of said road, and which point is the joint corner of Tracts Nos. 3, 4 & 5; thence with the joint line of Tracts Nos. 3 and 4, through an iron pin on the Northwest side of said Road, North 87 degrees 00 minutes West 867 feet to an iron pin; thence still with the joint line of Tracts Nos. 3 and 4, North 79 degrees 30 minutes West 1455 feet to an iron pin; thence still with said joint line North 59 degrees 05 minutes West 1540 feet to a Poplar tree at or near branch; thence down said branch as the line, the traverse line being the four (4) following courses and distances; to wit: North 69 degrees 22 minutes West 525 feet; South 69 degrees 20 minutes West 181 feet; South 24 degrees 27 minutes West 100 feet and South 57 degrees 55 minutes West 112 feet, the last course and distance ending at an iron pin in said branch, said traverse line following the joint line of this property and that now or formerly of John D. and Ella B. Hollingsworth and of W.T. Martin; thence with the joint line of property of Lola Bell Stewart North 66 degrees 28 minutes West 837 feet to a stone; thence with the joint line of property now or formerly of James Roy and Sarah Ann Pittman North 48 degrees 10 minutes East 871 feet to an Ash tree; thence still with the joint line of the Pittmans South 84 degrees 50 minutes East 1149 feet to an iron pin; thence with the joint line of Tracts Nos. 2 and 3, South 74 degrees 13 minutes East 1262.8 feet to an iron pin; thence still with said joint line North 85 degrees 35 minutes East 2220.8 feet to an iron pin in the Augusta Road; thence following a line in said Road, the survey line being 14 feet West of the center line of said Augusta Road, as it existed at the time of the survey and shown on said Plat, South 19 degrees 50 minutes East 65.2 feet to a point; thence still with said survey line South 16 degrees 30 minutes East 239 feet to a point, thence still with said survey line South 13 degrees 50 minutes East 119.6 feet to a point in said road, thence still with said line in said road