

JUN 14 11 09 AM 1965

Form FLB-L-285-S. C. Rev. 3-1-65

THE FEDERAL LAND BANK OF COLUMBIA

OLIVE FARNSWORTH R. M. C.

STATE OF SOUTH CAROLINA, }
COUNTY OF Greenville

MORTGAGE LOAN NO. S. 184-477

THIS INDENTURE, made this 8th day of June, 1965, by and between James F. Bruner

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 Ten Thousand Seven Hundred - Dollars (\$ 10,700.00), as evidenced by a certain promissory note, of even date herewith, payable to the order of second party in Two Hundred Forty (240) successive Monthly installments of principal, the first installment of principal being due and payable on the First day of August, 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 piece, parcel or tract of land in Oaklawn Township, Greenville County, South Carolina, on Fork Shoals Road and Pelzer Road, containing 36.4 acres, more or less, and having, according to a plat thereof prepared by Pickell and Pickell, Engineers, dated January 24, 1947, and recorded in the R.M.C. Office for the County and State aforesaid in Plat Book "Q," page 157, the following courses and distances:

BEGINNING at a nail and cap in the intersection of Fork Shoals Road and Pelzer Road and running thence, along Pelzer Road, North 56 degrees 02 minutes East 1155 feet to a nail and cap in said road; thence continuing along said road, North 58 degrees 26 minutes East 412.5 feet to a stake on the Northern side of said road; thence, continuing along the Northern side of said road, North 77 degrees 26 minutes East 414.8 feet to a stake; thence South 1 degree 30 minutes West 168 feet to a stake; thence South 86 degrees 05 minutes East 1012 feet to a stake; thence South 50 degrees 30 minutes West 1051 feet to a stake; thence North 54 degrees West 500 feet, to an iron pin; thence South 46 degrees 30 minutes West 1340 feet to a nail and cap in Fork Shoals Road; thence, along Fork Shoals Road, North 42 degrees 15 minutes West 793 feet to the point of beginning.

The above described tract of land is bounded on the North and Northwest by Pelzer Road and property of others; on the South and Southeast by property of Giles D. Chandler; and on the Southwest by Fork Shoals Road. Said tract of land is the same property conveyed to Claude Chandler by J. A. Chandler by deed dated March 1, 1947, recorded March 8, 1947, in the R.M.C. Office for Greenville County in Deed Book 308, page 394, and is a portion of the property conveyed to J. A. Chandler from H. D. Reynolds by deed recorded in said office on February 6, 1909, in Deed Book Volume "ZZZ," page 639, from William Kellett by deed recorded in said office on February 18, 1910, in Deed Book 5, page 688, and from Anita Earle Davis by deed recorded in said Office on January 30, 1914, in Deed Book 28, page 96.

SATISFIED AND CANCELLED OF RECORD
29 DAY OF Dec. 1965
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:19 O'CLOCK P. M. NO. 19075

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this 5 of Dec. 1965

The Federal Land Bank of Columbia
By: J. M. Baker Vice President J. C. Morrison - attest
Witness: Caroline Owens
Witness: J. R. Ellis Jr.