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Form FLB-L-285-S. C. Rev. Dec., 1967

BOOK 1117 PAGE 573

THE FEDERAL LAND BANK OF COLUMBIA

STATE OF SOUTH CAROLINA,

MORTGAGE LOAN NO. S 184-899

County of Greenville

THIS INDENTURE, made this 17th day of February, 1969, by and between J. Cecil Sims

FILED GREENVILLE CO. S. C.

FEB 21 5 46 PM 1969

CLERK OF COURTS

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-One Thousand Five Hundred - Dollars (\$21,500.00), as evidenced by a certain promissory note, of even date herewith, payable to the order of second party in Sixty (60)

successive semi-annual installments of principal, the first installment of principal being due and payable on the First day of January, 1970, with interest from date of said note payable as and at the rate(s) provided in said note, 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:

TRACT NO. 1: All that certain piece, parcel or lot of land situate, lying and being in Oaklawn Township, Greenville County, State of South Carolina, containing 28.10 acres, more or less, as shown on a plat of property of Cecil Sims prepared by C. O. Riddle, R. L. S., during March, 1961, which plat, recorded in the R. M. C. office for Greenville County in Plat Book _____, page _____, is by reference incorporated herein as a part of this description, and having according thereto the following courses and distances, to-wit:

BEGINNING at a point in the center of the Cooley Bridge Road, which point is North 26 degrees 28 minutes West 32.7 feet from an iron pin on the Southern side of said road, and running thence North 26 degrees 28 minutes West 577.4 feet to a point in the center of a County Road, said point being 36.8 feet beyond an iron pin located on the Eastern side of said road; thence North 11 degrees 40 minutes East 514.4 feet to an iron pin; thence North 11 degrees 10 minutes East 683.4 feet to an iron pin on a branch; thence along the branch as the line North 16 degrees 10 minutes East 314 feet to an iron pin; thence South 32 degrees 47 minutes East 1645 feet to a point in the center of the Cooley Bridge Road, said point being 33.6 feet beyond an iron pin on the Northern side of said road; thence along the center of said road as follows: South 55 degrees 50 minutes West 654 feet; South 56 degrees 59 minutes West 177.9 feet; and South 60 degrees 30 minutes West 287.4 feet to the point of beginning.

TRACT NO. 2: All that certain piece, parcel or lot of land situate, lying and being in Oaklawn Township, Greenville County, State of South Carolina, containing 49.47 acres, more or less, as shown on a plat of the property of the Mary W. Austin Estate prepared by R. E. Dalton, Engineer, during November 1915, which plat recorded in the R. M. C. Office for Greenville County in Plat Book D, page 64, is by reference incorporated herein as a part of this description, and having according thereto the following courses and distances, to-wit:

BEGINNING at a point in the center of the Cooley Bridge Road at an interesection with a County Road, and running thence North 10 degrees 30 minutes East 1211 feet to a R. R. Iron; thence North 53 degrees 05 minues West 1633 feet to a stone; thence South 48 degrees 35 minutes West 1087 feet to a stone; thence South 64 degrees 50 minutes East 1490 feet to a stone; thence South 23 degrees 0 minutes West 501 feet to a stone; thence South 16 degrees 10 minutes East 528.5 feet to

SATISFIED AND CANCELLED OF RECORD

AT 7:42 O'CLOCK P.M. FEB 21 1969

R. M. C. FOR GREENVILLE COUNTY, S. C.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 1117 PAGE 12

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