

THE FEDERAL LAND BANK OF COLUMBIA

STATE OF SOUTH CAROLINA,

County of Greenville

MORTGAGE LOAN NO. S 193-027

THIS INDENTURE, made this 6th day of May, 1969, by and between Elbert P. Ridgeway

FILED GREENVILLE CO. S. C. MAY 3 4 23 PM 1969 OLLIE FARNSWORTH R.H.C.

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 Thirty Thousand Dollars (\$ 30,000.00 ), 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 May, 1971, 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:

All that certain piece, parcel or lot of land situate, lying and being in Fairview Township, County of Greenville, State of South Carolina, located on the Jenkins Bridge Road about five miles southwest of Fountain Inn, containing 294.55 acres, more or less, as shown on four plats prepared for John H. Harrison, Jr., on February 14, 1927, by C. M. Furman, Jr., and Maggie L. Harrison on December 18, 1926, by C. M. Furman, Jr., and Elbert P. Ridgeway in February, 1956, by C. O. Riddle and W. David Ridgeway, Jr., December 3, 1952, by C. O. Riddle, Surveyor, and having according to said plats the following courses and distances to-wit:

BEGINNING at a stone in the middle of Jenkins Bridge Road, at the corner of property now or formerly of Henry Harrison, and running thence north 60 degrees 30 minutes west 85.45 chains to a stone on a branch; thence north 60 degrees 00 minutes west 262 feet to an iron pin; thence south 64 degrees 00 minutes west 390 feet to an iron pin; thence south 43 degrees 00 minutes west 648 feet to an iron pin; thence north 66 degrees 50 minutes west 464 feet to an iron pin on the bank of Cripple Creek; thence up the center of said Cripple Creek in a northeastern direction along the line of Maria Harrison property to a stake at the corner of property now or formerly of J. B. Wasson; thence south 26 degrees 15 minutes west 781.7 feet to a stake in the old Creek run, a corner of the 192-acre tract included herein; thence south 87 degrees 30 minutes east 51.61 chains to a stone; thence north 63 degrees 00 minutes west 18.95 chains to a stone; thence north 24 degrees 45 minutes east 15.20 chains to a stone; thence south 69 degrees 45 minutes east 47.84 chains to a red oak; thence south 26 degrees 45 minutes west 19.10 chains to a stake; thence south 22 degrees 00 minutes east 200 feet to an iron pin at the corner of property conveyed to W. David Ridgeway, Jr.; thence south 62 degrees 31 minutes west 457 feet to an iron pin; thence south 32 degrees 37 minutes east 1247 feet to a point in the middle of Jenkins Bridge Road, located 53.2 feet south 32 degrees 37 minutes east of an iron pin on the bank of said road; thence along said road south 87 degrees 00 minutes west 3.72 chains to a stone; thence still along said road south 54 degrees 45 minutes west 12.36 chains to the point of BEGINNING.

The aforesaid plats are recorded in the R. M. C. Office for Greenville County, in Plat Book TTT at Pages 93. This property being bounded on the north by property of Elbert P. Ridgeway, W. David Ridgeway, Jr. and Calvin G. Ridgeway, on the east by property of W. David Ridgeway, Jr., and the Jenkins Bridge Road; on the south by the property of the William D. Ridgeway Estate; and on the west by Cripple Creek.