

OLLIE FARNSWORTH
FILED R. M. O.

Form F.L.A. 3-56 - R. C. Rev. Dec. 1967

GREENVILLE CO. S. C.

BOOK 1143 PAGE 241

THE FEDERAL LAND BANK OF COLUMBIA

STATE OF SOUTH CAROLINA }
FARNSWORTH }
R. M. O. }

MORTGAGE LOAN NO. S. 193-080

County of Greenville

THIS INDENTURE, made this 26th day of November, 1969, by and between Frank L. Larkin

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 Eighty Eight Hundred - Dollars (\$ 8800.00), 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 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:

All that tract of land in Greenville County, State of South Carolina, on the Northeastern side of East Georgia Road (State Road 143), being shown as a tract containing 75.9 acres, more or less, on a plat of the property of Frank L. Larkin, dated October, 1969, prepared by C. O. Riddle, R.L.S., recorded in Plat Book 4C at page 169 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

BEGINNING at a point in the center of East Georgia Road at the Southwestern corner of a four-acre tract, owned by Tom Jones, which point is represented by an iron pin located on the Northeast side of said road 30.7 feet from the centerline thereof, and running thence with said four-acre tract, North 59 degrees 10 minutes East 912 feet to an iron pin; thence still with said four-acre tract, North 48 degrees 02 minutes West 200 feet to an iron pin in line of property now or formerly of Donald Sims; thence with Sims property, North 59 degrees 10 minutes East 1260 feet to an iron pin; thence still with the Sims property and with the old run of Peters Creek the following courses and distances: South 35 degrees 56 minutes East 492.2 feet, South 39 degrees 40 minutes East 100 feet, South 49 degrees 35 minutes East 913 feet, North 76 degrees 45 minutes East 274.8 feet to an iron pin on the bank of the present run of said creek; thence with said run North 83 degrees 55 minutes East 66 feet, South 55 degrees 45 minutes East 58 feet, South 36 degrees 50 minutes East 180.6 feet to an iron pin; thence leaving said Creek and running with the line property now or formerly of Henry M. Lee, South 33 degrees 53 minutes West 792 feet; thence still with the Lee property, South 88 degrees 23 minutes West 99 feet to an iron pin; thence North 47 degrees 59 minutes West 524.7 feet to an iron pin; thence still with Lee property, South 46 degrees 55 minutes West 912.6 feet to an iron pin on East Georgia Road; thence with East Georgia Road, North 53 degrees 20 minutes West 399.8 feet to an iron pin; thence North 70 degrees 41 minutes West 585.4 feet to a nail and cap; thence North 66 degrees 41 minutes West 441.5 feet to an iron pin; thence North 72 degrees 40 minutes West 155 feet to a nail and cap; thence still with said Road, North 48 degrees 02 minutes West 309 feet to the beginning point.

Said tract is bounded now or formerly as follows: Northwest by lands of Tom Jones and Donald Sims; Northeast by Donald Sims; Southeast by Henry M. Lee; Southwest by the East Georgia Road.

Being the same property conveyed to the mortgagor by deed dated November 5, 1969,

sid/bj/r