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BOOK 1161 PAGE 565

Form F.L.B.-L-285-S. C. Rev. Dec., 1967

OLLIE FARNSWORTH  
THE FEDERAL LAND BANK OF COLUMBIA

STATE OF SOUTH CAROLINA,

County of Greenville

MORTGAGE LOAN NO. S 193-168

THIS INDENTURE, made this 28th day of July, 1970, by and between A. Foster McKissick

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 One Hundred Twenty Five Thousand Dollars (\$125,000.00), as evidenced by a certain promissory note, of even date herewith, payable to the order of second party in Fifteen (15) successive Annual installments of principal, the first installment of principal being due and payable on the First day of July, 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 Bates Township, County of Greenville, State of South Carolina, containing ten (10) acres, more or less, as shown on a plat of property of Northside Greenhouses, Inc., prepared by J. C. Hill, L. S., on June 5, 1961, to wit:

BEGINNING at an iron pin on the Eastern edge of U. S. Highway No. 25 at the corner of Glenn property, and running thence along the highway South 12 degrees 30 minutes East 100 feet to iron pin; thence South 7 degrees 45 minutes East 100 feet to iron pin; thence South 1 degree 40 minutes East 100 feet to iron pin; thence South 82 degrees 40 minutes East 1167.4 feet to an iron pin; thence North 5 degrees 7 minutes West 464 feet to an iron pin; thence South 88 degrees 55 minutes West 1157.5 feet to an iron pin at the point of beginning.

Said tract is bounded now or formerly as follows: North by Carol Glenn; East by Chill Ripe Frozen Foods, Inc.; South by J. W. Chastain; West by said highway.

The aforesaid plat being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-E at Page 155.

It is understood and agreed that the boilers (including but not limited to the boiler named Iron Fireman, Serial No. 9341, and the boiler named Kewanee, Serial No. L-9058) and heating systems, plant benches and irrigation systems used in operating the greenhouses on or hereafter placed on said tract above described shall be deemed fixtures and a part of the real estate herein above described, and shall be included in this mortgage, whether such fixtures were attached prior to or after the execution of this mortgage.

bjk/sld