

SOUTH CAROLINA Greenville COUNTY, OLLIE FARNSWORTH R. M. C.

In consideration of advances made and which may be made by Blue Ridge Productive Credit Association, Lender, to Walton G. and Thomas L. Maddox, Jr. Borrower, (whether one or more), aggregating Sixty Six Thousand, Three Hundred Fifty and No/100 Dollars (\$ 66,350.00), evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 42-55, as amended, Code of Laws of South Carolina, 1962, (1) all existing indebtedness of Borrower to Lender (including but not limited to the above described advances), evidenced by promissory notes, and all renewals and extensions thereof, (2) all future advances that may subsequently be made to Borrower by Lender; to be evidenced by promissory notes, and all renewals and extensions thereof, and (3) all other indebtedness of Borrower to Lender, now due or to become due or hereafter contracted, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any one time not to exceed Seventy Five Thousand and No/100 Dollars (\$ 75,000.00), plus interest thereon, attorney's fees and court costs, with interest as provided in said note(s) and costs including a reasonable attorney's fee of not less than ten (10%) per centum of the total amount due thereon and charges as provided in said note(s) and herein. Underneath has granted, bargained, sold, conveyed and mortgaged, and by these presents does hereby, grant, bargain, sell, convey and mortgage, in fee simple unto Lender, its successors and assigns:

All that tract of land located in Grove Township, Greenville County South Carolina, containing 207.4 acres, more or less, known as the John D. Harris Place, and bounded as follows:

BEGINNING at a stake on a road and running thence N. 48-15 E. 2030 feet to a stone; thence N. 78-50 E. 657 feet to a stone; thence N. 77 E. 861 feet to a stake in public road; thence N. 78-30 E. 1268 feet to a stake; thence S. 45-30 E. 435 feet to a stone; thence S. 65-40 E. 1036 feet to stake; thence S. 52 W. 2100 feet along line of F. J. Ayers to a stake; thence N. 71-30 W. 1194 feet to an iron pin; thence S. 71-15 W. 1527 feet to a stake; thence S. 69-45 W. 953 feet to a stake on public road; thence along said road N. 43-45 W. 231 feet; thence still along said road N. 28-20 W. 455 feet to point of beginning, being the same tract of land conveyed to the grantor by Laymon L. Echols by deed dated December 5, 1944, recorded in Book 270, page 86.

ALSO, all that piece, parcel or tract of land in Grove Township, Greenville County, South Carolina, about eight miles South of the City of Greenville, near the Augusta Road, containing 50.4 acres, more or less, according to plat of W. J. Riddle, dated August 17, 1939, having the following notes and bounds, to-wit:

BEGINNING at a stake on a public road at the corner of W. F. L. Payne property and running thence with said public road S. 66-10 W. 890 feet to the intersection of said public road and another public road; thence N. 84 W. 700 feet along public road to a stake; thence S. 9 E. 1236 feet to a stake; thence N. 78-50 E. 266 feet to a stake; thence N. 77 E. 860 feet to a stake in a public road; thence N. 78-30 E. 1268 feet to a stake; thence N. 44-30 W. 1445 feet along Payne line to the beginning corner, being the same conveyed to the grantor by Laymon L. Echols by deed dated December 5, 1944, recorded in Book 270, page 86.

Excepted from the above deed the tract of 3.10 acres formerly deed to F. Zimmerman, surveyed and plotted April 27, 1946. See Plat Book B, Page 195.

"It is Agreed and understood that this is the Second Mortgage to the F. L. B. That it is inferior to another which is being or has been executed unto the F.L.B. of Columbia by the mortgagors hereof and being in the amount of \$ 30,700.00 dated May 21, 1962. It is further understood that the rank and priority of the F.L.B. mortgage shall rank prior to this Instrument even though its recordation on shall be at a later date than is the recording of this Instrument." "

A default under this instrument or under any other instrument heretofore or hereafter executed by Borrower to Lender shall at the option of Lender constitute a default under any one or more, or all instruments executed by Borrower to Lender.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining

TO HAVE AND TO HOLD all and singular the said lands and premises unto Lender, its successors and assigns with all the rights, privileges, members and appurtenances thereto belonging or in any wise appertaining.

UNDERSIGNED hereby binds himself, his heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto Lender, its successors and assigns, from and against Undersigned, his heirs, executors, administrators and assigns and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED ALWAYS, NEVERTHELESS, that if Borrower shall pay unto Lender, its successors or assigns, the aforesaid indebtedness and all interest and other sums secured by this or any other instrument executed by Borrower as security to the aforesaid indebtedness and shall perform all of the terms, covenants, conditions, agreements, representations and obligations contained in all mortgages executed by Borrower to Lender according to the true intent of said mortgages, all of the terms, covenants, conditions, agreements, representations and obligations of which are made a part hereof to the same extent as if set forth in extenso herein, then this instrument shall cease, determine and be null and void; otherwise it shall remain in full force and effect.

It is understood and agreed that all advances heretofore, now and hereafter made by Lender to Borrower, and all indebtedness now and hereafter owed by Borrower to Lender, and any other present or future indebtedness or liability of Borrower to Lender, whether as principal debtor, surety, guarantor, endorser or otherwise, will be secured by this instrument until it is satisfied of record. It is further understood and agreed that Lender, at the written request of Borrower, will satisfy this mortgage whenever: (1) Borrower owes no indebtedness to Lender, (2) Borrower has no liability to Lender, and (3) Lender has not agreed to make any further advances or advances to Borrower.

This agreement shall inure to the benefit of Lender, its successors and assigns, and any successor, or assign of Lender may make advances hereunder, and all such advances and all other indebtedness of Borrower to such successor or assign shall be secured hereby. The word "Lender" shall be construed to include the Lender herein, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED, this the 28th day of March, 1962

Walton G. Maddox (L. S.)
Walton U. Maddox

Thomas L. Maddox, Jr. (L. S.)
Thomas L. Maddox, Jr.

Signed, Sealed and Delivered
in the presence of

W. R. Taylor
Lula M. Cothran

Form FGA 402

*Satisfied and cancelled this
5th day of January 1965
Blue Ridge Productive
Credit Ass'n.
H. R. Taylor
N. Secty - Treas.
Witness
Ethel C. Alderson*

SATISFIED AND CANCELLED OF RECORD
4th DAY OF Jan 1965
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:43 O'CLOCK P. M. NO. 19112