

SOUTH CAROLINA Greenville COUNTY.

In consideration of advances made and which may be made by Blue Ridge Borrower, Production Credit Association, Lender, to J. M. Johnson (whether one or more), aggregating Thirteen Thousand Five Hundred Seventy Eight and No/100 Dollars 13,578.00 (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 41-28, as amended, Code of Laws of South Carolina, 1928, (3) 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, (4) 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 (5) 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 Twenty Thousand and No/100 Dollars (20,000.00), 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. Undersigned 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 Saluda Township, Greenville County, South Carolina, containing 216 acres, more or less, known as the Southern Place, and bounded as follows:

ALL that tract of land containing 216 acres, more or less, according to a survey and plat made by W. D. Neves, Surveyor; beginning at a black gum 9x and running thence S. 59-45 E. 24.00 chains to a stone; thence N. 20 3/4 E. 13.53 to a stone; (formerly R. 0); thence S. 47 1/4 E. 3.68 to a stone; pile across the road; thence S. 49 E. 851 to stone; thence S. 1 1/2 W. 6.10 to stone; thence S. 37 1/2 E. 3.80 to stone; thence S. 21 E. 3.72 to stake; thence S. 9 E. 2.95 to stone; thence S. 51 1/2 W. 5.32 to stone; thence S. 70 W. 6.50 to stone; thence S. 28 1/2 E. 13.80 to Spanish Oak; thence N. 87 1/2 W. 3.32 to Chestnut; thence S. 55 W. 19.80 to stone; thence N. 87 1/2 W. 5.00 to stone; thence S. 19 W. 25.75 to Poplar Stump; thence N. 24 W. 9.50 to stone; thence N. 43 1/2 W. 6.50 to stone; thence N. 74 W. 9.00 to spring 3x; thence N. 28 1/2 W. 9.50 to stake; thence N. 18 3/4 E. 10.30 to stake; thence with Bramlett line N. 25 1/2 E. 43.00 to beginning corner.

This is same tract of land conveyed to me on June 12th., 1945 by Theresa E. Barton and W. Morris Barton by deed recorded in Mortgage Book 276, Page 331 on June 12th., 1945 in the R. M. C. Office for Greenville County, South Carolina.

It is agreed and understood that this is a second mortgage to the one given to The Federal Land Bank.

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, liquidations 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 advance 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 heretofore, 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, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED, this the 10th day of October, 1962

Signed, Sealed and Delivered
in the presence of
W. B. Taylor
(W. B. Taylor)
Arthur B. Johnson
(Arthur B. Johnson)

J. M. Johnson (J. M.)
(J. M. Johnson) (J. M.)

Satisfied and Cancelled this 15th day of

Sept. 1965.

Blue Ridge Production Credit Association

W. B. Taylor
Secy. - Treas

Witness C. Johnson

SATISFIED AND CANCELLED OF RECORD
16 DAY OF Sep 1965
Allie Farnsworth
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 10:00 O'CLOCK A.M. NO. 8696