

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to Joe B. Green and Annie Sue Green, Borrower, (whether one or more), aggregating Seven Thousand Eight Hundred Forty Eight and No/100 Dollars 7,848.00, (evidenced by note(s) of even date herewith, hereby expressly made a part herewith) and in accordance with Section 49-69, as amended, Code of Laws of South Carolina, 1954, (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, before 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 hereto, 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 Austin Township Greenville County, South Carolina, containing 18 acres, more or less, known as the \_\_\_\_\_ Place, and bounded as follows:

COMMENCING at an iron pin on the line of E. D. Patton and other property of the grantor and running along the line of the Patton property N. 41-0W 231.5 feet to an iron pin. Thence continuing along the Patton property N. 70-15 W. 68.4 feet to an iron pin. Thence continuing along the Patton property N. 53-30 W. 203 feet to a point in the center of a road known as Murphy Lane. Thence along the property of Luke Forrester N. 30-0 W. 600 feet to an iron pin. Thence continuing along the Forrester property N. 15-30 W. 495 feet. Thence along the property of Frank Adams S. 68-0 E. 200 feet to an iron pin. Thence S. 55-15 E. 231 feet to an iron pin. Thence along the property of Joe B. Greene S. 48-45 E. 571.3 feet to an iron pin. Thence S. 55-19 E. 465.1 feet to an iron pin in Fowlers Circle. Thence S. 60-58 E. 120.4 feet to an iron pin on other property of the Grantor. Thence S. 37-15 W. 709.7 feet to an iron pin and the BEGINNING corner.

THIS is a part of the property conveyed to the Grantor by J. A. Greene by deed June 12, 1947, and recorded in the R. M. C. Office for Greenville County in Deed Book 313 at page 289, and contains 18 acres more or less according to a plat made by R. K. Campbell dated October 1963.

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 30th day of October, 1963.

Signed, Sealed and Delivered  
in the presence of:  
W. R. Taylor (W. R. Taylor)  
Ethel C. Albersson (Ethel C. Albersson)  
Joe B. Green (Joe B. Green)  
Annie Sue Green (Annie Sue Green)

Form FGA 68

*Satisfied and cancelled this 20th day of July 1966.  
Blue Ridge Production Credit Assn.  
By W. R. Taylor Secy-Treas.  
Witness Ethel C. Albersson*

SATISFIED AND CANCELLED OF RECORD  
11 DAY OF April 1967  
Oliver Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 9:19 O'CLOCK A M. NO. 24297