

AUG 20 4 28 PM '68

OLLIE FARNSWORTH
R. M. C.

BOOK 1134 PAGE 479

SOUTH CAROLINA, Greenville COUNTY.

In consideration of advances made and which may be made by Blue Ridge
Production Credit Association, Lender, to Robert B. Bruce Borrower,
(whether one or more), aggregating Twelve Thousand Four Hundred Fifty Two and no/100 Dollars
(\$ 12,452.00), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section
45-55, Code of Laws of South Carolina, 1968, (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 Eighteen Thousand Five Hundred 18,500.00 Dollars (\$ 18,500.00), 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 Greenville Township,
County, South Carolina, containing 86 acres, more or less, known as the _____ Place, and bounded as follows:

ALL that lot of land in the State of South Carolina, County of Greenville
in Oaklawn Township containing 88.1 acres, more or less, consisting of
Tracts No. 6 and 7 on a plat of property of Mrs. Narcissa N. Anderson,
dated November 28, 1913 and recorded in Plat Book E at page 77 in the
RMC Office for Greenville County and having, according to said plat, the
following metes and bounds, to wit:

BEGINNING at a black stump at the extreme southeastern corner of the
property conveyed herein and running thence along the line of Mrs. W. W.
Smith, N. 25-53 E. 2310 feet to a rock on the line of Perry Hand; thence
along the line of said Hand property, N. 66 1/2 W. 367 feet to a rock;
thence N. 25-53 E. 816 feet to a stake on the bank of Grove Creek; thence
up the meanders of the said Creek as the line to a poplar on the bank of
said Creek on the northeastern corner of the Tract No.8; thence along the
line of Tract No. 8 S.23-W 2332 feet to a stake at the corner of Bridge
on Pelzer Road; thence along said Road as the line by the following courses
and distances: S.44 E. 1831 feet, S.39 3/4 E.301 feet, S.32 1/4 E. 229
feet, S. 17 3/4 E. 217 feet, S.9 1/4 E. 156 feet, S.11 1/4 E. 308 feet,
S. 1/4 W. 72 feet, S.17 1/2 W. 118 feet, S.6 1/2 E. 223 feet, S.2 1/2 W 67
feet to a stake on said road on the line of land of Mrs. W. W. Smith;
thence along the line of said Mrs. W.W. Smith property S.64-26 E. 193 feet
to the point of beginning.

LESS, HOWEVER, two (2) lots containing approximately 1 acre as previously
conveyed by the grantor to Dole V. Chasteen, et al by deed recorded in
the RMC Office for Greenville County in Deed Book 397 at page 95 and to
Guy C. Chasteen by deed recorded in Deed Book 448 at page 515 in the
RMC Office.

The aforesaid 88.1 acres is the identical property conveyed to the grantor
by deed of Albert M. Anderson recorded in Deed Book 50 at page 218 in the
RMC Office for Greenville County.

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, benefits 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 claim-
ing 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 in full. 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 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 12th day of August, 19 69

Robert B. Bruce (L. S.)

Robert B. Bruce (L. S.)

Signed, Sealed and Delivered

in the presence of:
Clara Patterson Light
W. R. [Signature]