

Nov 20 3 46 PM '69  
OLLIE FARNSWORTH  
R. M. C.

BOOK 1142 PAGE 419

SOUTH CAROLINA, Greenville COUNTY.

Blue Ridge

In consideration of advances made and which may be made by Blue Ridge  
Production Credit Association, Lender, to Benjamin C. Warren and Cora Lee Warren Borrower,  
(whether one or more), aggregating SIX THOUSAND FOUR HUNDRED TWENTY THREE AND 60/100 Dollars  
(\$ 6,423.60), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section

43-53, 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 EIGHT THOUSAND AND NO/100 Dollars (\$ 8,000.00), plus interest thereon, attorneys' 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 Bates Township, Greenville  
County, South Carolina, containing 50 acres, more or less, known as the Jones Place, and bounded as follows:

ALL that certain piece, parcel and tract of land with all buildings and improvements thereon situate, lying and being in the County of Greenville, State of South Carolina located on the South and East side Keeler's Mill Road and having the following description according to a plat of property of William A. Jones, Jr., Bates Township, Greenville County, South Carolina made by Terry G. Dill on January 30, 1963:

BEGINNING at a point in the center of Keeler's Mill Road at or near the intersection with an old road corner with property now or formerly of Busley and property now or formerly of Lollis and Chandler and running thence along the center of the said Keeler's Mill Road the following courses and distances, to-wit: N. 64-45 E. 154.8 feet; N. 37-40 E. 100 feet; N. 45-10 E. 100 feet; N. 36-30 E. 300 feet; N. 46-6 E. 100 feet, N. 52-30 E. 591.4 feet; N. 67-0 E. 150 feet; N. 87-40 E. 200 feet; and S. 76-45 E. 85 feet to a point with property now or formerly of Bates; thence S. 29-30 W. 370 feet to an iron pin; thence S. 46-25 W. 447 feet to an iron pin; thence S. 14-20 E. 300 feet to an iron pin; thence S. 60-35 W. 219.4 feet to an iron pin; thence S. 34-00 E. 925.9 feet to an iron pin (B. O.); thence S. 36-00 W. 679.8 feet to an iron pin; thence N. 65-00 W. 483 feet to an iron pin (pine stump) thence S. 34-00 W. 488.9 feet to an iron pin; thence N. 67-00 W. 675 feet to a point in the center of an old road; thence with the center of said old road the following courses and distances: N. 35-45 E. 100 feet; N. 51-07 W. 100 feet; N. 26-07 E. 100 feet; N. 47-17 E. 180 feet; N. 8-50 W. 170 feet; N. 50-27 E. 100 feet; N. 28-02 E. 100 feet; N. 15-19 E. 500 feet; N. 11-66 W. 60 feet; N. 50-50 W. 155 feet; and N. 5-0 W. 24.5 feet to the point and place of beginning.

This being the same property conveyed to the grantor by the following deeds of conveyances: Deed of James W. Taylor recorded February 26, 1959 in the R.M.C. Office for Greenville County, South Carolina in Deed Book 617 at Page 523; Deed of R. P. Grice and Pearl A. Grice recorded March 18, 1959 and recorded in the Greenville County R.M.C. Office in Deed Book 619 at Page 283; Deed of Thomas Edward Chandler dated July 24, 1959 recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 630 at Page 319; Deed from R. P. and Pearl A. Grice recorded June 24, 1959 in the Greenville County R.M.C. Office in Deed Book 630 at Page 320 and deed from R. P. Grice and Pearl A. Grice recorded March 21, 1962 and recorded in the Greenville County R. M. C. Office in Deed Book 694 at Page 512.

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.

UNDESIGNED 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 whatsoever 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, 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 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 20th day of November, 1969

Benjamin C. Warren (L.S.)  
(Benjamin C. Warren)

Cora Lee Warren (L.S.)  
(Cora Lee Warren)

Signed, Sealed and Delivered in presence of  
James H. Jones  
Jerry Johnson  
S. C. R. E. Migs. - Reg. S-1-63