

BOOK 1155 PAGE 04

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 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 8th day of May, 1970

Signed, Sealed and Delivered in the presence of:

Jeff R. Richardson, Jr.
(Jeff R. Richardson, Jr.) (L.S.)

W. R. Taylor
(W. R. Taylor)
Alice P. Knight
(Alice P. Knight)

S. C. R. E. Mige.-Rev. 8-1-63

Form PCA 402

PROBATE FOR INDIVIDUALS

SOUTH CAROLINA, Greenville COUNTY.

PERSONALLY appeared before me W. R. Taylor and made oath that he saw the within-named Jeff R. Richardson, Jr. sign, seal, and as Alice P. Knight witnessed the execution thereof.

Sworn to and subscribed before me this the 8th day of May, 1970

Alice P. Knight
Notary Public for South Carolina (L.S.)

W. R. Taylor
(W. R. Taylor)

Alice P. Knight
My commission expires 1-22-79

RENUNCIATION OF DOWER

SOUTH CAROLINA, Greenville COUNTY.

I, Alice P. Knight, Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Florence M. Richardson, the wife of the within-named Jeff R. Richardson, Jr., did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread, or fear, of any person or persons whomsoever, renounce, release, and forever relinquish unto the within-named Production Credit Association, its successors and assigns, all her interest and estate, and also her right and claim of dower of, in, or to all and singular the premises within mentioned and released.

Given under my hand and seal this 8th day of May, 1970

Alice P. Knight
Notary Public for South Carolina (L.S.)

Florence M. Richardson
(Florence M. Richardson)

Alice P. Knight
My commission expires 1-22-79
Recorded May 12, 1970 at 1:30 P. M., #24638.