

...and being in Oaklawn
...the Northeastern side of Augusta
...and having according
...D. Simms, S. S., dated
...South
...the following to wit and bounds:

...the Northeastern edge of Augusta Road and running
...feet to an iron pin; thence
...feet to an iron pin; thence along line
...feet to an iron pin and stone; thence along line of
...feet to an
...the Northeastern edge of Augusta Road; thence along the Northeastern edge
...feet to the beginning corner.

A default under this instrument or under any other instrument hereunder or hereafter executed by Borrower to Lender shall at the option of Lender constitute a default under any one or more of all instruments executed by Borrower to Lender.

TOGETHER with all and singular the rights, benefits, covenants and appurtenances to the said premises belonging or in any way incident or appertaining TO HAVE AND TO HOLD all and singular the said land and premises unto Lender, its successors and assigns with all the rights, privileges, benefits and appurtenances thereto belonging or in any way 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 Underwritten, 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 Mortgage, 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 hereto, 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 or released. 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 18th day of May, 1971

A. B. Sims (L.S.)
(A. B. Sims) (L.S.)

Signed, Sealed and Delivered
In the presence of
W. B. Taylor
(W. B. Taylor)

Also known as *Abner Bruce Sims* (L.S.)
(Abner Bruce Sims)

101-101-101
S. C. R. & M. Co. - Rev. 8-1-68