

South Carolina, GREENVILLE GREENVILLE County

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to Kenneth B. Jenkins and Gloria A. Jenkins Borrower, (whether one or more, aggregating THIRTEEN THOUSAND FIVE HUNDRED SEVENTEEN & 4/100 Dollars (\$13,517.43) (lendered by notes dated August 5, 1974 expressly made a part hereof) and to secure, in accordance with Section 45-55, 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 SIXTEEN THOUSAND Dollars (\$16,000.00), plus interest thereon, attorneys' fees and court costs, with interest as provided in said notes, 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 Highland Township, Greenville County, South Carolina, containing 14.7 acres, more or less, known as the Place, and bounded as follows:

ALL that piece, parcel or tract of land containing 14.7 acres more or less, and being a portion of the property formerly of Leacy McMillian Patterson by deed recorded in the RMC Office for Greenville County, Greenville, S.C. in Volume 202, page 52, said 14.7 acre is shown on a plat entitled, "Survey for Leacy McMillian Patterson" made by W. N. Willis, Engineer, (Spartanburg South Carolina) dated June 6, 1969 revised December 5, 1973 and March 14, 1974 and having according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin in the approximate center of Blue Ridge School Road on the line of property now or formerly belonging to Leacy McMillian Patterson and running thence with the center of said road, N. 69-20 E. 58 feet to an iron pin; thence leaving said road and running with the line of property now or formerly belonging to Leacy McMillian Patterson, N. 20-10 W. 833 feet to an iron pin; thence N. 65-10 E. 850 feet to an iron pin in the approximate center of an unnamed County Road; thence with the approximate center line of said unnamed County Road, S. 19-30 E. approximately 375 feet to an old nail in the center of the intersection of said unnamed County Road and the Blue Ridge School Road; thence with the approximate center of said Blue Ridge School Road, S. 42 W. 129 feet to a nail; thence continuing with said road, S. 36-45 W. 100 feet to an iron pin; thence leaving said road and running S. 52 E. 217 feet to an old iron pin; thence S. 39 W. 733 feet to an iron pin; thence N. 77 W. 198 feet to an iron pin in the approximate center of the Blue Ridge School Road, the point of beginning. The above property is subject to the rights of the general public in so much of the above described property that lies within the road right of way of the Blue Ridge School Road and an unnamed County Road, public roadways.

A default and breach of this instrument by the Lender hereinafter executed by Borrower to Lender shall at the option of Lender constitute a breach of any other instrument executed by Borrower to Lender.

TOGETHER with all and singular the rights, members, incidents 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 who have or 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 charges 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 hereinafter, 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 other 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 14th day of August, 1974.

Kenneth B. Jenkins (L.S.)
Gloria A. Jenkins (L.S.)
(Gloria A. Jenkins) (L.S.)

Signed, Sealed and Delivered in the presence of:

W. C. ...
Kenneth B. Jenkins

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