

SOUTH CAROLINA Greenville COUNTY.

Blue Ridge

In consideration of advances made and which may be made by E. B. Kellogg and Helen H. Kellogg... Production Credit Association, Lender, to E. B. Kellogg and Helen H. Kellogg... Borrower... aggregating Fifteen Thousand, Two Hundred Ninety-Six and No/100 Dollars... \$15,296.00... (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 49-28, as amended, Code of Laws of South Carolina, 1953, (1) all existing indebtedness of Borrower to Lender... (2) all future advances that may subsequently be made to Borrower by Lender... (3) all other indebtedness of Borrower to Lender, now due or to become due or hereafter contracted by promissory notes, and all renewals and extensions thereof, and (4) all other indebtedness outstanding at any one time not to exceed Thirty Thousand and No/100 Dollars (\$30,000.00), 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 Glassy Mountain Township, Greenville County, South Carolina, containing 78.4 acres, more or less, known as the Pace and West Place, and bounded as follows:

BEGINNING at an old iron pin which is in the line of the Kellogg property and is the common corner of the property of L. L. Hyder and T. D. West, (The property herein described) and running thence; N 29° 16 min. E. 131.5 ft. (passing an old iron pin at 24 ft. from the terminus) to a point in the center of the hard surfaced road; thence a new line with the center of the hard surfaced road five calls as follows: 8 65° 2 min. E. 499.8 ft; S. 59° 28 min. E. 1200 ft; S. 69° 56 min E. 200 ft; S. 81° 40 min. E . 300 ft. S. 83° 37 min E. 118 ft to a point in the center of the said road; thence leaving the center of said road and with the line of another tract owned by T. A. Hyder and the property now owned by Kellogg, S. 73° 59 min. W. 1776.6 ft to an old iron pin; thence N 77° 16 min W. 1075.5 ft. to the point of BEGINNING AND containing 43.4 acres, more or less as shown on a plat of survey by J. Q. Bruce, Surveyor, dated March 9, 1959, which is entitled Land Survey for T. D. West, Greenville County South Carolina.

BEGINNING at an iron pin on the North bank of the South Pacolet river; thence North 26°50' East 957' to a stone; thence a new line South 68°37' East 946' to a stone in line of the Earle lands; thence South 27°28' West 213' to a stone; then South 37°10' East 684' to a stone, A. D. Plumley's corner; thence South 39°30' West 861' to the North Bank of South Pacolet River; thence up and with the bank of said river about 1450' to the beginning corner and contains 35 acres more or less as per plat made by J. H. Atkins, Surveyor, April 4, 1928.

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 28th day of March, 1962.

E. B. Kellogg (L. S.)
Helen H. Kellogg (L. S.)

Signed, Sealed and Delivered in the presence of:
Lula M. Cothran
W. B. Taylor

Printed and Cancelled this 28 day of