

GREENVILLE COUNTY  
DEC 6 11 25 AM '65

BOOK 1015 PAGE 637

SOUTH CAROLINA GREENVILLE COUNTY

In consideration of advances made and which may be made by BLUE RIDGE  
Production Credit Association, Lender, to Charles W. Kellett, Jr. Borrower,  
(whether one or more), aggregating FOURTEEN THOUSAND EIGHT HUNDRED THIRTY TWO AND NO/100-- Dollars  
\$14,832.00 (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 45-35,  
as amended, 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 SEVENTEEN  
THOUSAND AND NO/100 Dollars \$17,000.00, 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 mort-  
gage, in fee simple unto Lender, its successors and assigns:

All that tract of land located in Grove Township, Greenville  
County, South Carolina, containing 14.63 acres, more or less, known as the Crumpton Place, and bounded as follows:

ALL THAT certain piece, parcel or tract of land, lying and being in Grove Township, Green-  
ville County, State of South Carolina, approximately three miles from Fork Shoals and  
having according to a survey and plat made by C. O. Riddle, Surveyor in May 1957, re-  
corded in Plat Book MN at page 87, the following metes and bounds, to-wit:  
BEGINNING at a point in the Southwestern intersection of a County Road with the Fork  
Shoals Road, said County road leading to Old Hundred, and running thence with the center  
of said Fork Shoals Road S. 3-31 E. 569.9 ft.; thence continuing with the center of said  
road S. 0-11 E. 266.1 ft.; thence S. 48-51 W. 527 ft. to an iron pin; thence N. 2-28 W.  
835.6 ft. to the center of said county road; thence with the center of said county road  
N. 48-51 E. 527 ft. to the point of BEGINNING and containing 8 acres, being the identi-  
cal property conveyed to Charles Kellett by James T. Crumpton and Lidie Crumpton by deed  
recorded in the Greenville County R. M. C. Office in deed book 578 at page 198, and this  
conveyance carries all right-of-way, easements, etc. which were listed in above named  
deed.

ALSO ALL that certain piece, parcel or tract of land, adjoining the above tract located  
in Grove Township, Greenville County, State of South Carolina, being more fully described  
as follows:

BEGINNING at a point in the center of the Fork Shoals Road and running thence S. 48-51 W.  
527 ft. to an iron pin; thence S. 32-10 W. 661 ft. to an iron pin; thence N. 84-55 E.  
502.4 ft. to an iron pin; thence N. 6-40 E. 345.5 ft. to an iron pin; thence S. 87-03 E.  
198.4 ft. to a point in center of Fork Shoals road; thence along center of Fork Shoals  
Road N. 2-39 E. 125.9 ft. to a point in center of road; thence still along center of  
road N. 0-39 E. 404.1 ft. to the BEGINNING corner and containing 6.63 acres, more or  
less, and being the same tract conveyed to Charles Kellett by James T. Crumpton and  
Lidie Crumpton by deed recorded in Deed Book 649 at page 132 in the Greenville County  
R. M. C. Office, and this conveyance carries 20 foot easement as listed in above deed.

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 claim-  
ing 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, condi-  
tions, 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 Lend-  
er herein, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED, this the 2nd day of December, 1965

Charles W. Kellett, Jr. (L. S.)  
(Charles W. Kellett, Jr.) (L. S.)

Signed, Sealed and Delivered  
in the presence of:  
James L. Holt  
(James L. Holt)  
W. H. Taylor  
S. C. (W. H. Taylor)

Form PCA 408

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 12 PAGE 326

SATISFIED AND CANCELLED OF RECORD  
11 DAY OF Dec 1965  
Elizabeth Riddle  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 10:43 O'CLOCK 2 M. NO. 17067