

SEP 30 1 00 PM 1966

BOOK 1041 PAGE 671

SOUTH CAROLINA, GREENVILLE COUNTY.

In consideration of advances made and which may be made by BLUE RIDGE Production Credit Association, Lender, to James P. Key and Mattie T. Key Borrower, (whether one or more), aggregating EIGHT THOUSAND FIVE HUNDRED THIRTY SIX AND NO/100--- Dollars (\$ 8,536.00), (evidenced by note(s) of even date herewith, hereby 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 Twelve Thousand Five Hundred & No/100 12,500.00, plus interest thereon, attorneys' 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 O'Neal Township, Greenville County, South Carolina, containing 31.61 acres, more or less, known as the Place, and bounded as follows:

ALL THAT piece, parcel or lot of land in O'Neal Township, Greenville County, State of South Carolina, being known as tract number 2 of a subdivision of the W. I. Kendrick estate containing 27 1/2 acres according to a survey and plat made by W. A. Hester, Surveyor, on Nov. 26, 1927. Said tract of land is bounded by property now or formerly belonging to tract number 1 of the Kendrick estate and Red Andrea's estate on the North, by the estate of Red Andrea on the East, by Max Andrea's estate on the South, by tract number 1 of the Kendrick estate and Max Andrea on the West. Said land begins on the Greenville Road which divides it from tract number 1 of the Kendrick estate at a stake on Max Andrea's estate lands and runs thence along the Greenville Road N. 31 E. 12.32 to an iron pin in road; thence N. 27 E. 11.09 to a stake in road; thence N. 61 1/4 E. 1.50 to iron pin on Red Andrea's lands; thence S. 10 7/8 E. 26.24 to iron pin; thence S. 78 7/8 W. 15.14 to stone; thence N. 4 3/4 E. 2.16 to stone; thence N. 10 1/2 W. 5.95 to stone; thence S. 89 1/4 W. 1.80 to the BEGINNING corner. The said tract of land is fully represented by courses and distances on the Hester plat, which is recorded in the office of the R. M. C., Greenville County in Book B, page 117, and reference is thereto made for a more definite and particular description. It is a portion of a larger tract of land which was conveyed to Elsie Dill Craft by W. S. Dill by deed dated June 3, 1938. Said deed is recorded in the office of the R. M. C., Greenville County in Book 238, page 255. Less, however, 3.35 acres, more or less, deeded to Betty Joe Key, said deed recorded in the R.M.C. office for Greenville County, S. C. in Deed Book 673 at page 422 on May 10, 1961.

ALSO ALL that piece, parcel or lot of land in O'Neal Township, Greenville County, State of South Carolina, BEGINNING on an iron pin, joint corner of lands of James P. Key and Terry T. Dill, and runs thence with the James P. Key line S. 79-00 W. 811 feet to a point on the Key line and in the branch; thence down the said branch (the branch being the line) S. 25-55 E. 457 feet to an iron pin on the western bank of the branch; thence a new line N. 46-30 E. 822 feet to the BEGINNING corner, and containing Four and Eleven One-hundredths (4.11) Acres, more or less.

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 10th. day of August, 1966.

Signed, Sealed and Delivered in the presence of:

W. R. Taylor (W. R. Taylor) Ethel C. Alberson (Ethel C. Alberson) S. C. R. E. Mfg. Rev. 8-1-65

James P. Key (James P. Key) (L. S.)

Mattie T. Key (Mattie T. Key) (L. S.)

Form PCA 402

Satisfied and Cancelled this 5th day of

June 1971

Blue Ridge Production Credit Association

W. R. Taylor Sect'y - Treas

Witness Louise Trammell

SATISFIED AND CANCELLED OF RECORD

28 DAY OF June 1971

Ollie Farnsworth R. M. C. FOR GREENVILLE COUNTY, S. C. AT 11:30 O'CLOCK A. M. NO. 31723