

SOUTH CAROLINA, GREENVILLE COUNTY.

BOOK 1060 PAGE 443

In consideration of advances made and which may be made by BLUE RIDGE Production Credit Association, Lender, to A. J. Kissimon and Wilma W. Kissimon Borrower, (whether one or more), aggregating FIVE THOUSAND FIVE HUNDRED AND NO/100 Dollars

(\$ 5,500.00), (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 TEN THOUSAND AND NO/100 Dollars (\$ 10,000.00), 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 Oaklawn Township, Greenville County, South Carolina, containing 100.26 acres, more or less, known as the Place, and bounded as follows:

BEGINNING at an iron pin on the Northeast side of Dunklin Bridge Road at the corner of property now or formerly belonging to the W. H. Rice Estate, and running thence along the line of that property, S. 31-35 W. 1164.5 feet to an iron pin at the corner of property now or formerly belonging to Fred Watkins; thence along the line of that property, S. 47-48 E. 389 feet to an iron pin at the corner of property now or formerly belonging to John Chapman; thence along the line of Chapman property, S. 39-43 E. 1282 feet to a stone; thence still along the line of the Chapman property, S. 3-08 W. 1184 feet to an iron pin in Horse Creek; thence along said creek as the line, N. 77-00 E. 390 feet to a bend in said creek; thence N. 62-00 E. 315 feet to a bend in said creek; thence N. 44-45 E. 318 feet to a bend in said creek; thence S. 89-00 E. 118 feet to a bend in said creek; thence S. 46-00 E. 225 feet to a water oak on the Southeast side of a County road; thence along the center of said road as the line, N. 40-00 E. 152 feet to an iron pin at the bend in said road; thence N. 30-05 E. 1061 feet to a stake in the center of the intersection of said County road and the Dunklin Bridge Road; thence N. 42-30 W. 585.5 feet to a point just Northeast of the Dunklin Bridge Road; thence N. 49-30 W. 226 feet to a point; thence N. 50-30 W. 1532 feet crossing the Dunklin Bridge Road to a point in the old road, which is also the line; thence along the old road, N. 28-30 W. 266 feet; thence N. 18-41 W. 589.1 feet crossing the Dunklin Bridge Road to the BEGINNING corner, and being bounded on the North by property of the Estate of W. H. Rice, on the East by Dunklin Bridge Road, on the South by a County Road and Horse Creek, and on the West by lands of John Chapman and Fred Watkins, and containing 99.1 acres, more or less, according to plat of Estate of Mary J. Cleland as made by W. J. Riddle, Surveyor, in June, 1941, recorded in R.M.C. Office for Greenville Co., S. C. in Plat Book M, Page 21.

ALSO all that piece, parcel or lot of land in State and County aforesaid, in Oaklawn Township, BEGINNING at a nail and cap in the center of Dunklin Bridge Road, which nail and cap are S. 18-41 E. 147.5 feet from the Northeast corner of Grantees' property and running thence with the center of said road in the following courses and distances: S. 25 E. 322 feet; S. 28-15 E. 231 feet; S. 31-30 E. 166.5 feet; S. 34-45 E. 160 feet and S. 41 E. 176 feet; thence along the old line of the grantors and grantees N. 50-30 W. 376 feet; thence N. 28-30 W. 266 feet; thence N. 18-41 W. 441.6 feet to the BEGINNING corner. According to survey dated 1-10-1957 made by J. C. Hill, surveyor, the above tract contains 1.16 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 12th day of June, 1967

(A. J. Kissimon) (L. S.)
Wilma W. Kissimon (L. S.)

Signed, Sealed and Delivered in the presence of: W. R. Taylor (W. R. Taylor) Bethel C. Albersen (Bethel C. Albersen)