

SOUTH CAROLINA, Greenville COUNTY.

BLUE RIDGE

In consideration of advances made and which may be made by Production Credit Association, Lender, to Frank M. Brown Borrower, (whether one or more), aggregating ONE THOUSAND SIX HUNDRED FIFTY AND 79/100 Dollars (\$ 1,650.79), (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), (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 SIX THOUSAND AND NO/100 Dollars (\$ 6,000.00), 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: Greenville Township, Greenville

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

ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, on the east bank of the South Saluda River, adjoined by lands of P. C. Golden, on the South, said river on the West, Dorothy Farrell on the North and Sherwood Road on the East, known as Lot No. 2, and having the following metes and bounds, courses and distances, to-wit: BEGINNING at a point on the West side of Sherwood Road, joint corners of this land and that of Golden, and running South 08 West 113 feet to a point in the center of said River; thence following said River North 90 feet to the Farrell line; thence following the Farrell line North 11 East 125 feet to a point on said road; thence following said road South 63 East 83 feet to the BEGINNING corner.

Being the identical property conveyed to the grantors herein by R. W. Robinson and Modell H. Robinson by their deed dated September 21, 1966, and recorded in the office of R. M. C. for Greenville County in Book 806 of Deeds at page 526 on September 26, 1966.

FILED GREENVILLE CO. S. C. JAN 29 11 53 AM 1968 OLLIE FARNSWORTH R.M.C.

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 23rd day of Jan. 19 68.

Frank M. Brown (L.S.)

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

Satisfied and cancelled this 9 day of July 1969. Blue Ridge Production Credit Assn. W. R. Taylor Secy-Treas Witness Juanita L. Pridmore

SATISFIED AND CANCELLED OF RECORD 9 DAY OF July 1969 Ollie Farnsworth R. M. C. FOR GREENVILLE COUNTY, S. C. AT 2:47 O'CLOCK P. M. NO. 651