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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

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South Carolina, Greenville County

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to William Earl Fowler and Joyce H. Fowler Borrower, (whether one or more), aggregating TWENTY THOUSAND ONE HUNDRED SEVEN AND 42/100 ------ Dollars ($ 20,107.42), (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 THIRTY THOUSAND ---------- Dollars ($ 30,000.00), 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 Township, Greenville County, South Carolina, containing 3.5 acres, more or less, known as the Place, and bounded as follows:

ALL that piece, parcel, and lot of land containing 3.5 acres, according to the plat of property of William E. & Joyce H. Fowler, made by Warren P. Jenkins, dated April 19, 1962, and more particularly described as follows:

BEGINNING at a point in the middle of the Log Branch Shoales Road, adjoining the property of Thornton; thence S. 29 E., 391.8 feet to an iron pin; thence S. 30°-45' W., 358 feet to an iron pin; thence N. 29° W., 644.8 feet to an iron pin; thence N. 45°-03' E., 58.2 feet to an iron pin; thence N. 80°-10' E., 265 feet to the beginning corner.

[illegible] executed by Borrower to Lender shall at the [illegible] executed by Borrower to Lender.

TOGETHER [illegible] and appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO [illegible] Lender, its successors and assigns with all the rights, privileges, members [illegible] appertaining.

UNDERSIGNED [illegible] administrators and assigns to warrant and forever defend all and singular the said [illegible] against Undersigned, his heirs, executors, administrators and assigns and all [illegible] the same or any part thereof.

PROVIDED ALWAYS [illegible] Lender, its successors or assigns, the aforesaid indebtedness [illegible] any other instrument executed by Borrower as security to the aforesaid indebtedness [illegible] all the terms, covenants, conditions, agreements, representations and obligations contained in all [illegible] Lender according to the true intent of said Mortgages, all of the terms, covenants, conditions [illegible] which are made a part hereof to the same extent as if set forth in extenso herein, then [illegible] be null and void; otherwise it shall remain in full force and effect.

It is understood [illegible] made by Lender to Borrower, and all indebtedness now and hereafter [illegible] indebtedness or liability of Borrower to Lender, whether as principal [illegible] shall be secured by this instrument until it is satisfied of record. It is further and [illegible] Borrower, will satisfy this mortgage whenever: (1) Borrower owes [illegible] Lender, and (3) Lender has not agreed to make any further advances [illegible]

This agreement [illegible] Lender, its successors and assigns, and any successor, or assign of Lender may make advances [illegible] and all such advances and all other indebtedness of Borrower to such successor or assign shall be secured hereby. The word "Lender" wherever used herein shall be construed to include the Lender herein, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED, this the 5th day of June, 19 74.

William Earl Fowler (L.S.)
(William Earl Fowler)

Joyce H. Fowler (L.S.)
(Joyce H. Fowler) (L.S.)

Signed, Sealed and Delivered in the presence of:

(Robert E. Blackwell)

(Louise Trammell)
SURETY [illegible]

FORM [illegible]

4328 RV.2