FILED
GREENVILLE CO. S. C.

JUL 1 4 12 PM '74

CONNIE S. TANKERSLEY
R.M.C.

BOOK 1315 PAGE 264

South Carolina, GREENVILLE County.

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to William F. Roberts and Sallie O. Roberts Borrower, (whether one or more), aggregating EIGHT THOUSAND AND NO/100------- Dollars ($ 8,000.00), evidenced by note(s) dated June, 1974 ~~XXXXXXXXXX~~, 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---------- Dollars ($ 12,000.00), 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 Chick Springs Township, Greenville County, South Carolina, containing 8.79 acres, more or less, known as the Place, and bounded as follows:

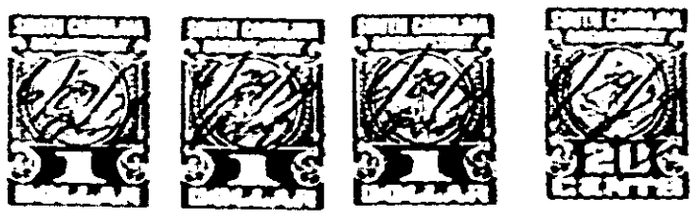
ALL that certain piece, parcel or lot of land situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, containing 7.79 acres, more or less, according to a plat of property of Maxwell O. Center, Jr., prepared by Campbell & Clarkson, Surveyors, Inc. on August 7, 1973, and having the following courses and distances, to-wit:

BEGINNING at a pin in the center of Batson Road at the corner of property of Lewis Strickland, and running thence S. 14-30 E. 123-65 feet to an old iron pin; thence S. 10-20 E. 472.31 feet to an old iron pin on Buckhorn Creek; thence up Buckhorn Creek as the line with traverse lines as follows: N. 89-17 W. 186 feet; S. 87-25 W. 65.47 feet; N. 88-48 W. 174.57 feet; N. 89-54 W. 209.65 feet; S. 62-25 W. 113.26 feet; N. 79-33 W. 167.6 feet; and N. 57-49 W. 167.9 feet to an old tree corner; thence along a new line as follows: N. 73-19 E. 233.1 feet to an iron pin; N. 71-55 E. 260.88 feet to an iron pin; N. 65-17 E. 176.74 feet to an iron pin; N. 13-57 W. 299.3 feet crossing Batson Road to a new iron pin in a fence corner, thence along Batson Road S. 75-43 E. 187.56 feet to an iron pin; thence N. 75-46 E. 192.7 feet along said road to the point of beginning.

It being the intention of the Grantor herein to convey to the Grantees all of the property heretofore conveyed as nine (9) acres, more or less, by a certain deed recorded in the RMC Office for Greenville County in Deed Book 755 at page 113.

This conveyance is made subject to any and all restrictions or easements that may appear of record, on the recorded plat(s) or on the premises.

(SEE ATTACHED RIDER FOR ADDITIONAL PROPERTY COVERED)



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

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

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

UNDERSIGNED [illegible] to warrant and forever defend all and singular the said premises unto Lender, its heirs, executors, administrators and assigns [illegible] the same or any part thereof.

Provided [illegible] Lender, its successors or assigns, the aforesaid indebtedness [illegible] instrument executed by Borrower as security to the aforesaid indebtedness [illegible] agreements, representations and obligations contained in [illegible] the true intent of said Mortgagee, all of the terms, covenants [illegible] made a part hereof to the same extent as if set forth in extenso herein [illegible] otherwise it shall remain in full force and effect.

It is [illegible] and hereafter made by Lender to Borrower, and all indebtedness now and hereafter [illegible] or liability of Borrower to Lender, whether [illegible] secured by this instrument until it is satisfied of record. It is [illegible] will satisfy this mortgage whenever: (1) Borrower [illegible] Lender, and (2) Lender has not agreed to make any further advances [illegible]

This [illegible] and any successor, or assign of Lender may make advances [illegible] Borrower to such successor or assign shall be secured hereby. The word "Lender" [illegible] Lender herein, its successors and assigns.

EXECUTED [illegible] 29TH day of JUNE, 1974.

William F. Roberts (L.S.)
(William F. Roberts)

(L.S.)

Sallie O. Roberts (L.S.)
(Sallie O. Roberts)

Signed, sealed [illegible] in the presence of:

Robert W Blackwell
William J. Boulton

S.C.R.E. [illegible]

[illegible] 432

4328 RV.2