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DONNIE S. TANKERSLEY
R.H.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 Jerry E. McCall and Sarah O. McCall Borrower, (whether one or more), aggregating NINETEEN THOUSAND SIX HUNDRED THIRTY SEVEN & 88/100 Dollars (\$ 19,637.88), (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 TWENTY FIVE THOUSAND Dollars (\$ 25,000.00), 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 O'Neal Township, Greenville County, South Carolina, containing 20.0 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 O'Neal Township, Greenville County, S.C. containing 20.0 acres, more or less as shown on a plat of property of William T. Fowler, prepared by John A. Simmons, RLS, June 12, 1970, recorded in the RMC Office for Greenville County in Plat Book 4E at Page 83, and having according thereto, the following courses and distances, to-wit:

BEGINNING at a stone on the Northern side of a dirt road 136.8 ft. East of Few's Bridge Road, and running thence N. 52-00 W. 829.6 ft. to a stone; thence S. 37-00 W. 554.4 ft. to a stone; thence S. 5-00 W. 582.8 ft. to a stone; thence in an Eastern direction 1,239.5 ft. crossing Few's Bridge Rd. to an iron pin on said dirt road; thence N. 11-00 W. 605.2 ft. to a stone; thence S. 57-00 W. 138.6 ft. to the point of beginning.

ALSO, ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 2 of a subdivision known as Spring Valley Park, as shown on plat thereof prepared by Piedmont Engineering Service on the 18th day of July, 1960, and being recorded in the RMC Office for Greenville County in Plat Book ZZ at page 67, and having according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the west side of Spring Valley Road, joint front corner of Lots Nos. 1 and 2, and running thence with the joint line of said lots, S. 42-20 W. 200 ft. to an iron pin; thence S. 47-40 E. 105 ft. to an iron pin, joint rear corner of Lots Nos. 2 and 3; thence with the joint line of said lots, N. 42-20 E. 200 ft. to an iron pin on the west side of Spring Valley Road; thence with Spring Valley Rd., N. 47-40 W. 105 ft. to the beginning corner; being the same property conveyed to James A. Goethe, Jr. by deed recorded in the RMC Office for Greenville County in Deed Book 703 at page 38, and devised by will of the said James A. Goethe, Jr. (Now deceased) to the grantor herein. See Apartment 910, File 12, Probate Court records for Greenville County, S.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 29th day of July, 19 74.

Jerry E. McCall (L.S.)
(Jerry E. McCall)

Sarah O. McCall (L.S.)
(Sarah O. McCall)

Signed, Sealed and Delivered
in the presence of:

William T. Fowler

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