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South Carolina, GREENVILLE BONNIE S. TANKERSLEY
County, S.C.

In consideration of advances made and which may be made by Blue Ridge
Production Credit Association, Lender, to Anna M. Efstration and Peter Efstration Borrower,
(whether one or more), aggregating ELEVEN THOUSAND AND NO/100 Dollars
(\$ 11,000.00), (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 TWENTY THOUSAND Dollars (\$ 20,000.00), 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 Fairview Township, Greenville
County, South Carolina, containing 75 acres, more or less, known as the Place, and bounded as follows:
ALL that certain lot of land with buildings and improvements therein, situate, lying
and being in Greenville County, S.C., being known as part of Lot No. 4, Block 6 of
Boyce Addition, plat recorded in Plat Book A at Page 90 and having the following metes
and bounds, to-wit:

BEGINNING at an iron pin at the northwest corner of Lot No. 4, Block 6 on a 15 ft.
public alley and running thence with said alley, N.76 E., 155 ft., thence S. 15 1/2 E.,
55 ft., 10 inches; thence S. 64 W. 155 ft. to an iron pin on Manly Street; thence with
Manly Street N. 15 1/2 W., 64 ft., one inch to the point of beginning, and being identically
the same property conveyed to Grantor by deed recorded in Deed Book 550, Page 248.

TRACT 1: ALSO, All that certain piece, parcel or tract of land in Fairview Township,
Greenville County, State of South Carolina, with the following metes and bounds, to-wit:
BEGINNING at a stone on line of land formerly belonging to Lucien Gray and running thence
S. 4-3/4 E., 31.35 to a stone; thence N.74-3/4 E., 26.42 to a stone; thence 11-1/2 W.,
26 to a stone; thence 86-3/4 W., 6.50 to a stone; thence S. 1-1/4 W., 1.80 to a stone;
thence 86-3/4 W., 12.20 to a stone, the beginning corner. Bounded by lands of M.H. Gray,
Tollison Lands, formerly belonging to Nesbit, et al, and containing 61-3/4 acres, more
or less, however, 2-3/4 acres conveyed to Jack Thomas on November 5, 1947 by Melvin
Thomas.

TRACT 2: ALSO, All that piece, parcel or tract of land in Fairview Township, Greenville
County, State of South Carolina, containing 16 acres, more or less, according to a plat
made by Pickell & Pickell, Engineers, on December 16, 1946, and having the following metes
and bounds, according to said plat, to-wit: BEGINNING at a stake on Tillison Estate line
and running thence N. 32-50 E., 984 feet to a stake on line of land of, now or formerly,
M.H. Gray; thence with the line of said land S. 48-00 E., 1,240 ft. to a stone; thence
S. 3-15 W., 119.5 ft. to a stone on line of land of the Grantee; thence with the line of
the Grantee N. 84-30 W., 1,500 ft. to a stake, the point of beginning, being bounded by
lands of the Tollison Estate, and the above described tract.

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 21st day of October, 19 74.

Anna M. Efstration (L.S.)
(Anna M. Efstration)
Peter Efstration (L.S.)
(Peter Efstration)

Signed, Sealed and Delivered
in the presence of:
Robert W. Blackwell
(Robert W. Blackwell)
Louise Trammell
(Louise Trammell)
S. C. R. E. Mtrc.-Rev. 8-1-63

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