

South Carolina, GREENVILLE County.

1331 525

In consideration of advances made and which may be made by Blue Ridge
Production Credit Association, Lender, to Cecil Sims Borrower,
(whether one or more), aggregating SIXTEEN THOUSAND EIGHT HUNDRED FIFTY FIVE & 80/100-- Dollars
(\$16,855.80), (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 SEVENTEEN THOUSAND FIVE HUNDRED Dollars (\$17,500.00), 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, _____
County, South Carolina, containing _____ acres, more or less, known as the _____ Place, and bounded as follows:

TRACT NO. 1: All that certain piece, parcel or lot of land situate, lying and being in Oaklawn
Township, Greenville County, State of South Carolina, containing 28.10 acres, more or less, as
shown on a plat of property of Cecil Sims prepared by C.O. Riddle, R.L.S., during March 1961,
which plat, recorded in the R.M.C. office for Greenville County in Plat Book 4A, pg. 91, is by
reference incorporated herein as a part of this description, and having according thereto the
following courses and distances, to-wit:

BEGINNING at a point in the center of the Cooley Bridge Road, which point is North 26 degrees
28 minutes West 32.7 ft. from an iron pin on the Southern side of said road, and running thence
North 26 degrees 28 minutes West 577.4 feet to a point in the center of a County Road, said point
being 36.8 ft. beyond an iron pin located on the Eastern side of said road; thence North 11 de-
grees 40 minutes East 514.4 ft. to an iron pin; thence North 11 degrees 10 minutes East 683.4 ft.
to an iron pin on a branch; thence along the branch as the line North 16 degrees 10 minutes East
314 ft. to an iron pin; thence South 32 degrees 47 minutes East 1645 ft. to a point in the center
of the Cooley Bridge Road, said point being 33.6 ft. beyond an iron pin on the Northern side of
said road; thence along the center of said road as follows: South 55 degrees 50 minutes West 654
ft.; South 56 degrees 59 minutes West 177.9 ft.; and South 60 degrees 30 minutes West 287.4 ft.
to the point of beginning.

TRACT NO. 2: All that certain piece, parcel or lot of land situate, lying and being in Oaklawn
Township, Greenville County, State of South Carolina, containing 49.47 acres, more or less, as
shown on a plat of the property of the Mary W. Austin Estate prepared by R.E. Dalton, Engineer,
during November 1915, which plat recorded in the R.M.C. Office for Greenville County in Plat
Book D, page 64, is by reference incorporated herein as a part of this description, and having
according thereto the following courses and distances, to-wit:

(SEE ATTACHED RIDER FOR ADDITIONAL PROPERTY COVERED.)

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 24th day of February, 19 75.

Cecil Sims (L.S.)
(Cecil Sims)

(L.S.)

(L.S.)

Signed, Sealed and Delivered

in the presence of:

Robert W. Blackwell
(Robert W. Blackwell)

Louise Trammell
(Louise Trammell)

S. C. R. E. Mtee. - Rev. 8-1-63

Form PCA 402

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