

GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY

GREENVILLE

S. C. County.

South Carolina

In consideration of advances made and which may be made by Blue Ridge
 Production Credit Association, Lender, to J. Frank Ogletree, Jr. Borrower,
 (whether one or more), aggregating FORTY FIVE THOUSAND AND NO/100 Dollars
 (\$ 45,000.00), (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 SEVENTY FIVE THOUSAND Dollars (\$ 75,000.00), 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 Greenville Township,
 County, South Carolina, containing 16.0 acres, more or less, known as the _____ Place, and bounded as follows:

ALL that piece, parcel or lot of land situate, lying and being on the eastern side of East Round Hill Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 103 and 109 and Tract No. One as shown on a plat labeled "Survey for Green Valley Estates", prepared by Piedmont Engineers and Architects, dated August 4, 1969, and revised October 15, 1971, and recorded in the RMC Office for Greenville County, S.C., in Plat Book 4-L, pg. 197, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the eastern side of East Round Hill Road at the joint front corner of Lots Nos. 107 and 103 and running thence with the eastern side of East Round Hill Road N. 12-21 W. 100.0 feet; thence N. 23-28 W. 85.0 feet to a point at the joint front corner of Lots Nos. 103 and 109; thence continuing with East Round Hill Road N. 33-37 W. 366.8 feet to a point on the southern side of S.C. Highway 103, where East Round Hill Road and S.C. Highway 103 intersect; thence with the southern side of S.C. Highway 103 N. 66-30 E. 170.2 feet to a point in the rear corner of Lot No. 109; thence N. 54-19 E. 177.6 feet to a point approximately in the center line of S.C. Highway 103; thence with the approximate center line of S.C. Highway 103, the following distances: N. 53-39 E. 96.8 feet; thence N. 44-06 E. 100.0 feet; thence N. 37-29 E. 124.9 feet; thence N. 43-28 E. 114.3 feet; thence N. 51-15 E. 51.5 feet; thence N. 56-40 E. 50.0 feet; thence N. 60-15 E. 45.0 feet; thence leaving the approximate center line of S.C. Highway 103 S. 35-19 E. 1,004.86 feet; thence S. 69-56 W. 143.2 feet; thence S. 74-06 W. 353.9 feet; thence S. 69-20 W. 109.6 feet; thence S. 52-52 W. 20.7 feet; thence N. 79-10 W. 197.3 feet to a point in the joint rear corner of Lots Nos. 107 and 103; thence with the line of Lot No. 107 S. 75-05 W. 263.9 feet to the point of beginning.

THIS MORTGAGE IS SECOND TO A MORTGAGE HELD BY THE FEDERAL LAND BANK OF COLUMBIA.

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 or lender 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 1st day of February, 19 76.

J. Frank Ogletree, Jr. (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. M. A. - Reg. 9-143