

SEP 29 9 50 AM '76

BOOK 1376 PAGE 950

South Carolina, Greenville County, Blue Ridge

In consideration of advances made and which may be made by Blue Ridge
Production Credit Association, Lender, to Elmer B. Duncan Borrower,
(whether one or more), aggregating FOUR THOUSAND THREE HUNDRED TWENTY FOUR AND 36/100 Dollars
(\$ 4,354.36), (evidenced by note(s) dated September 15, 1976 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 FIVE THOUSAND Dollars (\$ 5,000.00), 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 Highland Township, Greenville
County, South Carolina, containing 24.2 acres, more or less, known as the _____ Place, and bounded as follows:

All that certain tract of land situate in the State of South Carolina, on the
West side of Glassy Mt. Road and Coal Pitt Road, being shown as Tracts Nos. 3 and 5 on
a plat of the property of H.B. Duncan, by H.S. Brockman, Surveyor, dated April 16, 1969
and having the following metes and bounds: BEGINNING at a nail at the intersection of
the Glassy Mt. Road and Coal Pitt Road, and running thence along Glassy Mt. Road,
N 29-40 W 100 feet, N 13-10 W 100 feet and N 6-55 W 103 feet to a nail, corner of Tracts
Nos. 3 & 4, iron pin on West bank at 33 feet; thence with the line of Tract No. 4,
N 85-04 W 615 feet to a stake; thence continuing with the line of Tract No. 4, N 11-17 E
408.5 feet to a stake on line of T.L. Barton; thence therewith, N 85-04 W 551 feet to
an iron pin; thence N 1-45 E 350 feet to an iron pin on Line of John Lindsey; thence
with the line of Lindsey, N 83-00 W 458 feet to a stone; thence S 21-00 W 737 feet to
a stone; thence S 64-00 E 466 feet to an iron pin, corner of Tract No. 2; thence with
the line of Tract No. 2, S 75-25 E 269 feet and S 82-10 E 526 feet to a stake on a farm
road; thence with said road as follows: S 36-35 E 150 feet, S 38-25 E 100 feet and
S 57-35 E 100 feet to a stake; thence S 62-15 E 300 feet to a nail in Coal Pitt Road;
thence therewith, N 34-55 E 241 feet and N 38-30 E 66 feet to the point of beginning.
LESS HOWEVER, one acre, being shown as Lot No. 1 on a plat of property prepared for
Curtis Duncan, by W.N. Willis, Surveyor, dated August 15, 1974, and being the identical
property conveyed by Elmer Duncan to Curtis Duncan by deed dated October 8, 1974,
recorded in Deed Vol. 1011 page 589.

The above described property, including the one acre parcel above mentioned, being
the same conveyed to Elmer Duncan by deed of H.B. Duncan, dated May 17, 1969, recorded
in Deed Vol. 875 at page 479.

The intent and purpose of this mortgage being solely to correct and make more
exact the property description contained in an earlier mortgage of mortgagor to
mortgagee recorded in Mortgage Vol. 1249 page 385.

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 1st day of September, 1976.

Elmer B. Duncan (L.S.)

(L.S.)

Signed, Sealed and Delivered
in the presence of:

Clark P. Hudson

(L.S.)

0950

4328 RV-2