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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1388 PAGE 996

South Carolina, GREENVILLE County.

In consideration of advances made and which may be made by Blue Ridge
Production Credit Association, Lender, to Leonard T. Lee and Sharon M. Lee Borrower,
(whether one or more), aggregating THIRTEEN THOUSAND FIVE HUNDRED AND NO/100 Dollars
(\$13,500.00), (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 FIVE THOUSAND AND NO/100 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 Greenville Township,
County, South Carolina, containing 34.15 acres, more or less, known as the Place, and bounded as follows:

ALL that piece, parcel or tract of land in Greenville County, State of South Carolina, containing
34.15 acres, more or less, as shown on plat of property of F. Pierce Williams, Jr., Trustee, by
Freeland and Associates dated October 23, 1973, and having, according to said plat, the follow-
ing metes and bounds, to-wit:

BEGINNING at an iron pin in the center of a county road, joint front corner of property now or
formerly of O.E. Brown and running thence with the line of property of O.E. Brown, N. 74-16 W.
714 feet to an iron pin; thence N. 15-53 E. 305 feet to an iron pin in the line of property now
or formerly of M.G. Whitmire; thence with the line of Whitmire property, N. 73-13 W. 1130.5 ft.
to an iron pin; thence along the line of property of Bruce and Reese, S. 33-29 E. 635.5 feet to
an iron pin; thence with property of G.E. Mann, S. 31-04 E. 772.6 feet to an iron pin, thence
with line of property now or formerly of Mason Brown, S. 04-36 W. 590.2 feet to an iron pin;
thence with line of property of Rider, S. 73-29 E. 224.5 feet to an iron pin; thence with
property of Busler, S. 77-51 E. 324.9 feet to an iron pin; thence along the line of property of
H. Duncan, N. 55-52 E. 313 feet to an iron pin; thence S. 41-38 E. 31 feet to an iron pin; thence
S. 57-38 E. 31.1 feet to an iron pin in the center of Keeler Mill Road; thence with the center
of Keeler Mill Road, N. 34-46 E. 113.6 feet to a point; thence continuing with the center of
SAID road, N. 39-50 E. 131 feet to an iron pin; thence with the center of a county road, the
following courses and distances, to-wit: N. 42-22 W. 80 feet to an iron pin, N. 16-48 W. 63 ft.,
N. 4-14 E. 256 ft., N. 01-38 W. 102.1 ft., N. 03-00 E. 82.8 ft. to an iron pin; thence N. 11-43
E. 215.2 ft. to an iron pin, the point of beginning.

This is the same property acquired by the grantor(s) herein by deed of F. Pierce Williams, Jr.,
dated November 1, 1973, and recorded in the office of RMC, in Deed Book 987, page 451, in
Greenville County, Greenville, 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 27th day of January, 1977.

Leonard T. Lee (L.S.)
Sharon M. Lee (L.S.)
Sharon M. Lee (L.S.)

Signed, Sealed and Delivered
in the presence of:

Robert W. Blackwell
Robert W. Blackwell
R. Louise Trammell
R. Louise Trammell

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