

GREENVILLE  
APR 30 1 36 PM 1965

BOOK 93 PAGE 245

SOUTH CAROLINA, GREENVILLE COUNTY, BLUE RIDGE

In consideration of advances made and which may be made by Production Credit Association, Lender, to J. H. Kellett Borrower, (whether one or more), aggregating THREE THOUSAND FIVE HUNDRED NINETY EIGHT AND NO/100 Dollars (\$ 3,598.00), (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 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 HUNDRED AND NO/100 Dollars (\$ 7,500.00), 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 do hereby, grant, bargain, sell, convey and mortgage, in fee simple unto Lender, its successors and assigns:

All that tract of land located in Dunklin Township, Greenville County, South Carolina, containing 66.5 acres, more or less, known as the Kellett Place, and bounded as follows:

ALL THAT PIECE, parcel or lot of land in Dunklin Township, Greenville County, State of South Carolina, on waters of Little Mountain Creek, having the following metes and bounds: BEGINNING on R. D. Dawkins line at a stone corner, and running S. 87 W. 18.00 to a stone; thence S. 2 E. 15.53 to a stake; thence S. 88 1/2 E. 9.87 to pine stump and stone; thence N 5 1/4 E. 2.03 to stake; thence N. 75 1/2 E. 4.50 to stake; thence N. 71 1/2 E. 2.50 to stake; thence N 58 1/2 E. 3.50 to stake in or near the branch; thence N. 58 1/2 E. 2.40 to stake; thence N. 18 1/2 W. 4.70 to stake; thence N. 1 E. 5.90 to stone, the BEGINNING corner, containing 29 1/2 acres, more or less, being Tract No. 3 as appears by plat of J. M. Cox, October 8, 1941. ALSO THAT OTHER PIECE, parcel or tract of land in Dunklin Township, County and State aforesaid, on Little Mountain Creek, having the following metes and bounds: BEGINNING at a stake on the bank of Little Mountain Creek, Mrs. M. J. Chapman's corner, and running thence S. 7 1/4 E. 7.50 to sweet gum and stone; thence S. 8 1/4 E. 12.60 to stone; thence N. 1 1/4-3/4 W. 22.00 to stone; thence S. 78-3/4 W. 12.10 to stone; thence N. 7 W. 22.60 to stake on bank of creek; thence along the meanders of said creek to stone on R. D. Dawkins line: thence S. 1 1/2 W. 5.10 to stake on bank of creek; thence along meanders of Little Mountain Creek approximately 16 chains to BEGINNING, being Tracts Nos. 1 and 2, plat above referred to, containing 37 acres, more or less. Being the same property conveyed to me by John M. Scott, et al by deed dated August 18, 1943 and recorded in the R. M. C. Office for Greenville County in Deed Book 256 at page 353.

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 26th day of April, 1965.

*J. H. Kellett* (L. S.)  
(J. H. Kellett) (L. S.)

Signed, Sealed and Delivered in the presence of:  
*W. R. Taylor*  
(W. R. Taylor) *Etzel C. Alberson*  
s. (Etzel C. Alberson)

Form PCA 402

Satisfied and Cancelled this 20 day of April, 1971.

Blue Ridge Production Credit Association

*W. R. Taylor*  
Sect'y - Treas

Witness *Louise Trammell*

SATISFIED AND CANCELLED OF RECORD  
7 DAY OF May 1971  
*Ollie Trammell*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 3:19 O'CLOCK P. M. NO. 26386