

STATE OF SOUTH CAROLINA )  
 )  
 County of GREENVILLE )

MORTGAGE LOAN NO. S 0-1939867-1

THIS INDENTURE, made this 13th day of September, 1974, by and  
 between William H. Hendrix, Jr.

hereinafter  
 called first party, whether one or more, and The Federal Land Bank of Columbia, of Columbia, S. C., a  
 corporation organized, chartered and existing pursuant to the laws of the United States of America,  
 hereinafter called second party, WITNESSETH, that,

WHEREAS, first party is indebted to second party in the principal sum of -----  
 Forty Three Thousand----- Dollars (\$ 43,000.00 ), as evidenced by a certain  
 promissory note, of even date herewith, payable to the order of second party in Three Hundred Sixty(360)  
 successive -----Monthly----- installments of principal, the first installment of principal being  
 due and payable on the -----First-----day of December-----, 1974, with  
 interest from date of said note payable as and at the rate(s) provided in said note, all of which and such  
 other terms, conditions, and agreements as contained in said note will more fully appear by reference  
 thereto, which note is made a part of this mortgage to the same extent as if it were set out in extenso  
 herein, which said note is secured by this mortgage.

This mortgage also secures (1) all existing indebtedness of first party (or of any one or more of the parties designated  
 herein as first party) to second party (including but not limited to the above described note) evidenced by promissory notes  
 or any other instruments, and all renewals, reamortizations, extensions, deferrals or other rearrangements thereof, together  
 with interest thereon as provided therein, (2) all future advances that subsequently may be made to first party (or to any one  
 or more of the parties designated herein as first party with the written consent of the remainder of said parties) to be  
 evidenced by promissory notes or any other instruments, and all renewals, reamortizations, extensions, deferrals or other  
 rearrangements thereof, together with interest thereon as provided therein, said future advances, if any, to be made solely at  
 the option of second party, and (3) all other indebtedness of first party (or of any one or more of the parties designated  
 herein as first party) to second party now due or to become due or hereafter contracted, and all renewals, reamortizations,  
 extensions, deferrals or other rearrangements thereof, together with interest thereon as provided for, THE MAXIMUM  
 PRINCIPAL AMOUNT OF ALL EXISTING INDEBTEDNESS, FUTURE ADVANCES, AND ALL OTHER  
 INDEBTEDNESS OUTSTANDING AT ANY ONE TIME NOT TO EXCEED

One hundred fifteen thousand-----DOLLARS (\$ 115,000.00 ).

plus interest thereon, attorney's fees, court costs, and any advances necessary for the protection of the security or title  
 thereto, such as, but not limited to, advances for taxes and insurance premiums, all of which are secured by this mortgage. It  
 is understood and agreed by all parties hereto that the execution by first party and the acceptance by second party of any  
 notes, renewal notes or other instruments, or the agreement by second party to any reamortizations, extensions, deferrals  
 or other rearrangements as contemplated in this paragraph or elsewhere herein shall not be construed as payment of any  
 indebtedness hereby secured (whether or not, among other changes in terms, the interest rate or rates remain the same and/or  
 time for payment is thereby extended or lessened), and shall not discharge the lien of this mortgage which is to remain in full  
 force and effect until the total indebtedness secured hereby has been paid in full. All notes or other instruments  
 contemplated in this paragraph or elsewhere herein shall remain uncanceled and in possession of second party, its successors  
 and assigns, until the total indebtedness hereby secured is paid in full.

NOW, KNOW ALL MEN, that first party, in consideration of the debt as evidenced by the above described note, and  
 for better securing the payment thereof to second party, according to the terms of said note, and the performance of the  
 conditions and covenants herein contained, and to secure any other indebtedness contemplated in the paragraph next above  
 or elsewhere herein, and also in consideration of the sum of One Dollar to first party in hand paid by second party, receipt  
 whereof is hereby acknowledged, has granted, bargained, sold and released, in fee simple, and by these presents does grant,  
 bargain, sell and release, in fee simple, unto second party, its successors and assigns, the following described lands, including  
 but not limited to, all trees, timber, shrubbery, fixtures and improvements now and hereafter thereon:

(SET FORTH HEREINBELOW AND/OR ON SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF)

All that piece, parcel or tract of land situate, lying and being in the  
 County of Greenville, State of South Carolina, in school districts 70  
 and 75, as shown on plat of property of James F. and William H. Peden,  
 dated September, 1968, prepared by C. O. Riddle, Reg. L. S., and having  
 according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of the intersection of S. C.  
 Highway 418 and Jenkins Bridge Road; and running thence with the center  
 of S. C. Highway 418 S. 64-33 W. 1034 feet to a nail and cap in the  
 center of the intersection of S. C. Highway 418 and Nash Mill Road;  
 running thence along Nash Mill Road N. 18-29 W. 387.8 feet to an iron  
 pin; thence with the line of property now or formerly of John W. Billington  
 N. 89-48 E. 49 feet; thence N. 20-39 W. 350 feet to an iron pin; thence  
 S 67-09 W. 594.5 feet to an iron pin; thence S. 59-37 W. 598.4 feet to an iron pin;  
 thence N. 30-00 W. 409.2 feet to an iron pin; thence with the line of property now or