

OCT 11 4 57 PM '74

FA-4 S. C. Mortgage (June, 1972) (Individual and Corporation)

THE FEDERAL LAND BANK OF COLUMBIA

BOOK 1324 PAGE 717

STATE OF SOUTH CAROLINA)
County of GREENVILLE)

MORTGAGE LOAN NO. S 43-0-3440153-1

THIS INDENTURE, made this 11TH day of OCTOBER, 1974, by and
between JACK W. GUNTERhereinafter
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-Two Thousand
Five Hundred and No/100-----Dollars (\$ 42,500.00), 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 January, 1975, 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, deferments 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, deferments 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, deferments 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

FIFTY-EIGHT THOUSAND AND NO/100-----DOLLARS (\$ 58,000.00),
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, deferments
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 certain piece, parcel or lot of land situate, lying and being in Green-
ville County, South Carolina, containing 11.43 acres, more or less, according to a
plat of Virgil O. Roberson, Jr. Estate Property prepared by Webb Surveying Co. in
October, 1973, and having the following courses and distances:

BEGINNING at an iron pin at the intersection of McKittrick Road and River Road,
and running thence along the center of River Road as follows: N. 75-53 E. 300 feet;
N. 80-28 E. 100 feet; S. 88-37 E. 100 feet; and S. 73-17 E. 160 feet to an iron pin;
thence S. 11-20 E. 369.08 feet to an iron pin; thence S. 71-50 W. 1,193 feet to an
iron pin; thence N. 18-02 E. 404.3 feet to an iron pin in McKittrick Road; thence along
the center of said Road N. 42-43 E. 432.6 feet to the point of beginning.

THE above plat is recorded in the RMC Office for Greenville County, South Carolina,
in Plat Book 4-0, at Page 165.