

DOANNE S. TANNERSLEY
S.C. Notary Public

South Carolina, Greenville

Blue Ridge

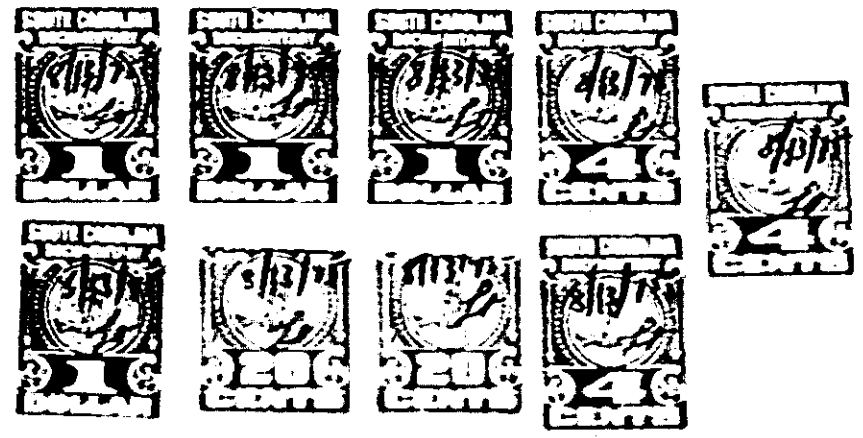
In consideration of advances made and which shall be made by Lender to Borrower, (whether one or more advances) **Bob G. Perkins and Carra L. Perkins** Borrower, **ELEVEN THOUSAND TWO HUNDRED SEVENTY EIGHT AND 52/100 Dollars** (\$ 11,278.52) dated August 2, 1975

XXXXXX
in accordance with Section 45-55, Code of Laws of S. C. 1975, Chapter 142, the following indebtedness of Borrower to Lender (including but not limited to the principal amount of the advances made and all renewals and extensions thereof, (2) all future advances that may be made by Lender to Borrower hereunder, be evidenced by promissory notes, and all renewals and extensions thereof, and all other indebtedness of Borrower to Lender now due or to become due or hereafter contracted, the maximum principal amount of the indebtedness of Borrower to Lender hereunder and all renewals and extensions thereof at any one time not to exceed **FIFTEEN THOUSAND** Dollars **15,000.00** plus interest thereon, attorneys' fees and court costs, with interest as provided in said notes, and 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 notes and herein. Undersigned has granted, bargained, sold, conveyed and confirmed and by this instrument has granted, conveyed, sold, conveyed and mortgaged, in fee simple unto Lender, its successors and assigns

All that tract of land located in _____ Township, _____ County, South Carolina, containing **22.17** acres more or less, known as the **ELLICONS** Place, and bounded as follows:

ALL that piece, parcel or tract of land situate, lying and being in Greenville County, South Carolina, and according to plat made for grantees by Charles F. Webb, Surveyor, August, 1975, recorded in Plat Book 5 L at Page 71, having the following metes and bounds, to-wit:

BEGINNING at a spike on the southerly side of Sherwood Road and running thence with Sherwood Road the following courses and distances, to wit: N. 71-25 E. 61.1 feet; N. 67-44 E. 186.2 ft.; N. 55-09 E. 130.7 ft.; and N. 33-38 E. 126.9 ft.; thence S. 66-20 E. 262 ft.; thence S. 86-35 E. 130 ft.; thence N. 25-25 E. 160 ft.; thence N. 61-58 E. 520 ft.; thence N. 45-37 E. 146.5 ft.; thence N. 56-56 E. 179 ft.; thence S. 70-56 E. 171 ft.; thence N. 59-20 E. 144 ft.; thence S. 26-54 E. 767.66 ft. to IPO; thence S. 83-14 W. 2150.1 ft. to an iron pin; thence N. 22-41 W. 195.8 ft. to the point of beginning, containing 22.17 acres, more or less.



A default under this instrument by Lender shall constitute a breach of the instrument hereafter executed by Borrower to Lender shall at the option of Lender be deemed a breach of this instrument and all instruments executed by Borrower to Lender.

TOGETHER with all and singular the rights, privileges, tenements and appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD the above premises, with all the rights, privileges and appurtenances unto Lender, its successors and assigns with all the rights, privileges, tenements and appurtenances thereto, heretofore or hereafter 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 claiming or to claim the same or any part thereof.

PROVIDED ALWAYS AND WITHOUT FAIL, that Lender shall pay unto Lender, its successors or assigns, the aforesaid indebtedness and interest thereon, as the same is provided by this or any other instrument executed by Borrower as security to the aforesaid indebtedness and shall perform all of the terms, conditions, covenants, agreements, representations and obligations contained in all instruments now or hereafter 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 express terms in this instrument, and the same shall be binding and enforceable and otherwise at shall remain in full force and effect.

It is understood by all parties to this instrument that all advances now and hereafter made by Lender to Borrower, and all indebtedness now and hereafter owing by Borrower to Lender, and any other present or future indebtedness or liability of Borrower to Lender, whether or not secured by this instrument or otherwise, will be secured by this instrument until it is satisfied or reconced. It is further understood by all parties to this instrument that Lender, at the written request of Borrower, will satisfy this mortgage whenever: (1) Borrower cures any default under this instrument; (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 be for 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 12TH day of AUGUST, 1975.

Bob G. Perkins (L.S.)
Carra L. Perkins (L.S.)

Signed, Sealed and Delivered in the presence of: _____ (L.S.)
[Signature]
[Signature]

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