

SOUTH CAROLINA, Greenville COUNTY.

BOOK 805 PAGE 320

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to Jack P. Edwards and Dora M. Edwards, Borrower (whether one or more), aggregating

----- One Thousand and no/100 ----- Dollars

(\$1,000.00), (evidenced by note(s) dated October 1, 1959, hereby expressly made a part hereof) and to secure said advances, and any additional advances (not exceeding an equivalent amount) that may subsequently be made to Borrower by Lender, to be evidenced by promissory notes, all renewals and extensions thereof, and all other indebtedness now due or to become due or hereafter contracted, with interest until paid as provided in said note(s), and costs, including a reasonable attorney's fee of not less than ten per centum (10%) 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:

containing 37 acres, more or less, known as the Brown place, and bounded as follows:

All that piece, parcel or lot of land in Bates Township, Greenville, County, South Carolina on North eastern side of the Buncombe Road, U. S. Highway No. 25, North of Travelers Rest, about fifteen miles from Greenville County Courthouse and according to a plat and survey made by J. C. Hill, IS July 2, 1956 and having the following metes and bounds to wit: BEGINNING at an iron pin on North-eastern side of Buncombe Road, joint corner with the tract of land hereinafter described, and running thence with line of said last mentioned property, N.31 E.793 feet to point, iron pin; thence N.8-00 W.480 feet into and along center of a road to point, nail cap in center of an inter-secting road, R. R. spike on side of road, thence S.86 W.64.6 feet along center of last mentioned road to point in center of road; thence S. 78 W. 418.5 feet along center of last mentioned road, as the line, to a point in center of another intersecting County Road; thence S. 60 W.55 feet to point in center of said Road; thence S.65 W.47.5 feet along center of Road to point in center of Road; thence S.51-30W. 445 feet along center of said Road to point in center of said Road, joint corner with the Church lot; thence S.46-27E. 170 feet along line of Church lot to a point; thence S. 23-38 W. 190 feet along line of Church lot to a point, iron pin, on northeastern side of Buncombe Road, U. S. Highway 25; thence S.59 E.794 feet along Northeastern side of said Buncombe Road to the point of beginning; containing 20 (twenty) acres, more or less, and being the same property conveyed to us by Lorene Johnson by deed dated on or about July 18, 1956, recorded in Vol. 557 at page 315 in the R.M.C. Office, Greenville County, South Carolina.

ALSO: ALL that other piece, parcel or tract of land in said Township, County and State, adjoining the above described tract of land on the East or Southeast, and according to a plat and survey made by J. C. Hill, L.S. Dec. 4, 1956, having the following metes and bounds to wit:

BEGINNING at an iron pin on the Northeast side of said Buncombe Road, joint corner with the Johnson property and running thence N.32-15 E. 1009.3 feet to point, iron pin; thence N. 37-40 E. 662 feet to point in center of road, nail cap, iron pin on side of road; thence along center of said road N.81, W.216.3 feet to point in center of road, thence continuing along center of road, S.86 W. 680 feet to point in center of road with its intersection with another road, nail cap, R. R. spike on side of road, joint corner with the Edwards property first hereinabove described; thence S.8.0 E.480 feet along line of said Edwards property and center of road, and to iron pin, thence

A default under this instrument or under any other instrument heretofore or hereafter executed by the Borrower in this mortgage shall constitute a default under any one or more, or all instruments executed by the Borrower to Lender. (See reverse side of this mortgage for additional description)

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 person 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 a certain recorded crop and/or chattel mortgage executed by Borrower to Lender according to the true intent of said Chattel Mortgage and/or Crop Lien, 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.

EXECUTED, SEALED, AND DELIVERED, this the 1st day of October, 1959.

Jack P. Edwards (L.S.)
Jack P. Edwards

Signed, Sealed and Delivered
in the presence of:

Dora M. Edwards (L.S.)
Dora M. Edwards

W. R. Taylor
W. R. Taylor
Polly Barnett
Polly Barnett

PROBATE FOR INDIVIDUALS

SOUTH CAROLINA, Greenville COUNTY.

PERSONALLY appeared before me W. R. Taylor and made oath that he saw the within-named Jack P. Edwards and Dora M. Edwards sign, seal, and as their act and deed deliver the within mortgage; and that he, with Polly Barnett witnessed the execution thereof.

Sworn to and subscribed before me this the 1st day of October, 1959

Polly Barnett (L.S.)
Polly Barnett Notary Public for South Carolina.

W. R. Taylor
W. R. Taylor

Satisfied and cancelled this
23rd day of March, 1960
Blue Ridge Production Credit Assn.
W. R. Hawthight
Sec. - Treas

W. R. Hawthight
Janita Lancaster

SATISFIED AND CANCELLED OF RECORD
25 DAY OF March 1960
Ollie Hawthight
R. M. C. FOR GREENVILLE COUNTY, S. C.
M. NO 26215
AT 7:00 O'CLOCK
W. R. Hawthight