

SOUTH CAROLINA Greenville COUNTY

Blue Ridge

In consideration of advances made and which may be made by Production Credit Association, Lender, to Jerry R. Davis Borrower

(whether one or more), aggregating Seven Thousand Two Hundred and No/100 Dollars (\$7,200.00)

as evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 40-11, as amended, Code of Laws of South Carolina, 1952, (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 by Lender, to be evidenced by promissory notes, and all renewals and extensions thereof, and (3) all other indebtedness of Borrower to Lender, now due or to become due or hereafter anticipated, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any one time not to exceed

Fifteen Thousand and No/100 Dollars (\$15,000.00)

plus interest thereon, attorney's 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 does hereby, grant, bargain, sell, convey and mortgage, in fee simple unto Lender, its successors and assigns:

All that tract of land located in Grove Township, Greenville

County, South Carolina, containing 19.23 acres, more or less, known as the Place, and bounded as follows:

Adjoining lands of Mrs. Sunie Jumbrell, W. L. Dyer, Frank Thacker, Amos A. Knight and possible others. The Saluda River being the Western and Southwestern boundary and having such notes and bounds as shown on plat made by John C. Smith on October 10, 1956 as follows:

BEGINNING at an iron pin, joint corner of W. L. Dyer and running thence S. 71-57 W. 323.2 feet to an iron pin; running thence S. 23-15 W. 240.2 feet to an iron pin; running thence S. 89-45 W. 475.2 feet to an iron pin at Saluda River; joint corner of Homer Fuller; thence Northerly along Saluda River to an iron pin, joint corner of Frank Thacker; thence S. 75-50 E. 1535.8 feet to an iron pin, joint corner of W. L. Dyer; thence S. 82-32 E. 135.2 feet to an iron pin; running thence along line of W. L. Dyer, S. 62-48 E. 250 feet to the beginning corner. Being the same property conveyed to Jerry R. Davis by deed of John W. Knight and Ellise E. Knight.

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 and all such other instruments executed by Borrower to Lender.

TOGETHER with all and singular the rights, interests, 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, incidents and appurtenances thereto in any wise appertaining.

UNDERSIGNED hereby binds himself, his heirs, executors, administrators and assigns by warrant and forever defend all and singular the said premises unto Lender, its successors and assigns, heirs and assigns (collectively) 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 successor 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, conditions, covenants, agreements, representations and obligations of which are made a part hereof to the same extent as if set forth in and (two) hereby, then this instrument shall cease, determine and be null and void, other than 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 in full. It is further understood and agreed that Lender, at the written request of Borrower, will satisfy this mortgage whenever: (1) Borrower ceases to be indebted to Lender; (2) Borrower has no liability to Lender; and (3) Lender has no right to make any further advance or advances to Borrower.

This agreement shall have the benefit of Lender, its successors and assigns, and any successor, inasmuch as Lender may make advances heretofore, and all such advances and all other indebtedness of Borrower to each successor or assign shall be secured hereby. The word "assignor" shall be construed to include the Lender or hereof, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED this 16th day of November 1960

Jerry R. Davis
Jerry R. Davis

Signed, Sealed and Delivered in the presence of W. R. Taylor, Polly Barnett