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SOUTH CAROLINA Greenville COUNTY,

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to H. A. Moon (whether one or more), hereinafter called Borrower, and to secure Lender in the payment of (A) $ 900.00 evidenced by Borrower's note of even date herewith, hereby expressly made a part hereof and to secure Lender in any renewal or extension thereof, whether the same be evidenced by the same note or by a new note or notes, and all attorney's fees and collection charges incurred, (B) all future advances that may subsequently be made to Borrower by Lender, as evidenced by promissory notes, and all renewals and extensions thereof, and (C) all other indebtedness of Borrower to Lender, now due or to become due or hereafter contracted, the maximum principal amount of all existing indebtedness, future advances, renewals and extensions at any one time not to exceed Fifteen Hundred and 00/100 Dollars ($ 1500.00), plus interest thereon, attorney's fees and court costs, with interest as provided in said note(s) and such, (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, (hereinafter "the indebtedness"), Borrower has granted, bargained, sold, mortgaged, and by these presents does hereby grant, bargain, sell, convey and mortgage, to the said Lender, its successors and assigns,

All that piece of land located in Greenville township Greenville County, South Carolina, containing 39.3 acres, more or less, known as the H. A. Moon Place, and bounded as follows:

Beginning at a stone on Ed Kings corner with Milton Johnson ; thence N. 66½ E. 14.80 chains to a stone; thence N. 3¼ W. 9.90 chains to a stone; thence N. 84½ W. 4.00 chains to a stone ; thence N. 3/4 W. 20.00 chains to a stone ; thence S. 84½ E. 2.38 chains to a stone; thence N. 3/4 W. 7.07 chains to a stone ; thence N. 84½ W. 10.00 to a stone ; thence S. 2 3/4 E chains to a stone ; thence S. SW. 30.82 chains to the beginning corner,. Containing 39.3 acres.

A deed giving the foreclosure of liens and other instruments heretofore or hereafter executed by Borrower to Lender shall be the terms of Lender hereunder.

TOGETHER with all the estate, title, interest, homestead and appurtenances in 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, interests and appurtenances thereto belonging or in any wise appertaining.

UNDERSIGNED hereby binds himself, his heirs, successors, administrators and assigns to warrant and forever defend all and singular the said premises unto Lender, its successors and assigns, from and against himself, his heirs, successors, administrators and assigns and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED ALWAYS, and nevertheless, that if Borrower shall pay unto Lender, its successors or assigns, the indebtedness as aforesaid, including any renewals and extensions thereof, and all interest and other charges, agreements, covenants, conditions and stipulations as aforesaid in the aforesaid instruments and shall perform all of the covenants, agreements, conditions and stipulations in all instruments executed by Borrower or hereafter executed by Borrower to Lender, pertaining to the said indebtedness, and shall perform all of the covenants, agreements and stipulations of these presents on the part of Borrower to be performed, then this mortgage shall cease, determine and be void and of no effect, but otherwise to remain in full force and virtue.

And Borrower does hereby bind himself, his heirs, successors, administrators and assigns to warrant and forever defend all and singular the said premises unto Lender, its successors and assigns, from and against himself, his heirs, successors, administrators and assigns and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

In case of any default hereunder or inability of Borrower to perform any of the covenants, agreements, conditions or stipulations of this instrument or in the event of a breach of any warranty contained herein, or in the event of the filing of any petition in bankruptcy by or against Borrower, or in the event of the appointment of a receiver of Borrower's property, or in the event Borrower shall make a general assignment for the benefit of creditors, or in the event of the institution of any proceedings by or against Borrower for the dissolution or liquidation of Borrower, or in the event Borrower shall become insolvent, or in the event Borrower shall abandon the property, or in the event of the sale, transfer or other disposition of the property without the written consent of Lender, or in the event of the failure of Borrower to pay when due any taxes, assessments, insurance premiums or prior mortgage indebtedness, or in the event of the failure of Borrower to keep the improvements on said premises in good repair, or in the event of the failure of Borrower to keep the buildings on said premises insured as herein provided, or in the event of the failure of Borrower to comply with any of the terms, conditions and provisions of any prior mortgage on said premises, or in the event of the failure of Borrower to pay when due any sums secured by any mortgage on said premises, or in the event of the failure of Borrower to perform any of the terms, conditions and provisions of any mortgage on said premises, or in the event of the failure of Borrower to perform any of the terms, conditions and provisions of any other agreement between Borrower and Lender, or in the event of the failure of Borrower to perform any of the terms, conditions and provisions of any other agreement between Borrower and any other person, firm or corporation, then, in any of such events, the whole of said indebtedness, including principal and interest, shall become due at the option of Lender, and Lender shall have the right to foreclose this mortgage and to sell the said premises at public outcry at the courthouse door in the county in which said premises are situated, after giving notice of the time, place and terms of sale by publication once a week for three weeks prior to said sale in some newspaper published in said county, and upon such sale Lender, its successors or assigns, may make title to the purchaser or purchasers at such sale, and may bid and become such purchaser or purchasers. Borrower hereby waives any and all errors and defects in the proceedings of such foreclosure sale and consents that the same may be made as a summary proceeding. Borrower hereby waives and renounces all homestead and exemption rights provided by the constitution and laws of the United States and of this or any other State, as against the collection of the indebtedness aforesaid or any part thereof.

Borrower shall keep all buildings now or hereafter on said premises insured against loss by fire, tornado and windstorm in such amounts and with such companies as may be satisfactory to Lender, and all such insurance policies shall be assigned to Lender as further security for the payment of the indebtedness aforesaid, and Borrower will deliver to Lender all renewal policies not less than ten days before the expiration of the term of any such insurance. In case of the failure of Borrower to keep said buildings insured as above specified, Lender may insure said buildings for its own benefit, and Borrower will reimburse Lender for the premiums paid for such insurance, on demand, and all such amounts shall bear interest at the rate of eight per centum per annum from the date of payment by Lender until repaid by Borrower.

Borrower shall keep the improvements now existing or hereafter erected on the mortgaged property in good repair and shall not commit or permit any waste thereof, and shall not take down or remove any improvement now or hereafter on said premises without the written consent of Lender, except that Borrower may demolish or remove any improvements which have become worn out or obsolete, provided they are replaced by improvements of at least equal value.

Borrower shall pay all taxes, assessments and other governmental charges lawfully levied or assessed against said property, including taxes hereafter levied against interests of the type hereby granted, when due and payable and before any penalty attaches thereto for nonpayment, and will furnish to Lender, upon demand, receipts evidencing such payments. Borrower will not suffer or permit any unlawful use of or nuisance upon said property, and will not do or permit anything to be done which may impair the value of said property or the security intended to be afforded thereby.

Borrower shall pay all costs, charges and expenses, including attorneys' fees, reasonably incurred or paid at any time by Lender because of the failure of Borrower to perform any of the covenants and agreements contained in this mortgage or any other agreement with Lender executed in connection herewith, or which may be incurred or paid by Lender in protecting the security hereof, whether suit be brought or not, including, without limitation, costs of documentary evidence, abstracts and title reports.

Borrower hereby waives all rights of dower, curtesy and homestead in and to said property as against the indebtedness secured hereby.

Borrower hereby assigns to Lender all rents, issues and profits now due and which may hereafter become due under or by virtue of any lease, whether written or verbal, or any letting of, or agreement for the use or occupancy of any part of the property which may have been heretofore or may be hereafter made or agreed to by Borrower or Lender, it being the intention hereby to establish a present, absolute assignment of such rents, issues and profits to Lender, and not merely the passing of a security interest. Borrower agrees that Lender may collect such rents, issues and profits, and Borrower irrevocably appoints Lender its agent to collect such rents, issues and profits, and Borrower authorizes and directs the lessees named in any such leases or tenants to pay such rents, issues and profits to Lender upon demand by Lender. However, Lender grants to Borrower a revocable license to collect such rents, issues and profits, but not more than one month in advance, and to retain, use and enjoy the same. Upon any default hereunder, Borrower's license shall automatically terminate without notice to Borrower.

Borrower shall not sell, assign or transfer the property or any part thereof, or any interest therein, without the written consent of Lender, and Borrower shall not create or permit to be created any lien or encumbrance subordinate to this mortgage without the written consent of Lender.

Borrower shall promptly deliver to Lender any notice of default received from the holder of any prior mortgage on said property, and will promptly notify Lender of any default by Borrower under any prior mortgage.

Borrower shall keep and maintain books of account and records adequate to reflect correctly the results of the operation of said property, and shall furnish to Lender, upon demand, such financial statements and information with respect to said property and the operation thereof as Lender may request.

Borrower shall not change the use of said property without the written consent of Lender.

Borrower shall execute, acknowledge, and deliver to Lender, promptly upon request, any and all such further assurances, mortgages, deeds of trust, security agreements, financing statements, instruments of further assurance, certificates, and other documents as may, in the opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve the obligations of Borrower under the indebtedness and this mortgage, and in order to grant, more effectively unto Lender all of the property rights, powers and interests herein granted or intended to be granted to Lender.

Borrower shall immediately notify Lender of any change in Borrower's name, identity, or structure which would make any financing statement filed in connection herewith seriously misleading within the meaning of the Uniform Commercial Code as enacted in the State of South Carolina, as amended from time to time.

Borrower hereby authorizes Lender to file financing statements describing the property as fixtures and/or as personal property, and Borrower agrees to execute and deliver to Lender, upon demand, financing statements and such other documents as Lender may request in order to perfect the security interests granted to Lender by this mortgage.

Borrower hereby waives all rights of dower, curtesy and homestead in and to said property as against the indebtedness secured hereby.

Borrower hereby assigns to Lender all rents, issues and profits now due and which may hereafter become due under or by virtue of any lease, whether written or verbal, or any letting of, or agreement for the use or occupancy of any part of the property which may have been heretofore or may be hereafter made or agreed to by Borrower or Lender, it being the intention hereby to establish a present, absolute assignment of such rents, issues and profits to Lender, and not merely the passing of a security interest. Borrower agrees that Lender may collect such rents, issues and profits, and Borrower irrevocably appoints Lender its agent to collect such rents, issues and profits, and Borrower authorizes and directs the lessees named in any such leases or tenants to pay such rents, issues and profits to Lender upon demand by Lender. However, Lender grants to Borrower a revocable license to collect such rents, issues and profits, but not more than one month in advance, and to retain, use and enjoy the same. Upon any default hereunder, Borrower's license shall automatically terminate without notice to Borrower.

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Borrower hereby authorizes Lender to file financing statements describing the property as fixtures and/or as personal property, and Borrower agrees to execute and deliver to Lender, upon demand, financing statements and such other documents as Lender may request in order to perfect the security interests granted to Lender by this mortgage.

SIGNED, SEALED AND DELIVERED this the 15th day of August 1961

H. A. Moon (L.S.)

(L.S.)

(L.S.)

(L.S.)

Witness

Witness

Witness

Witness

State of South Carolina

Personally appeared before me

and made oath that

saw the within named

sign, seal and deliver the within mortgage deed, and that

with

witnessed the execution thereof.

Sworn to before me this

day of

A. D. 19

Notary Public for South Carolina

Satisfied and Cancelled this 6th day of Sept. 1963
Blue Ridge Production Credit Association
By: W. R. Taylor Asst. Sec.
Wit: Chas. F. Quinn

SATISFIED AND CANCELLED OF RECORD
12 DAY OF Sept 1963
Ellie Terrell
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:15 O'CLOCK P. M. NO. 7896

7896