

SOUTH CAROLINA Greenville COUNTY.

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to Loring B. Graddy and Kathleen H. Graddy Borrower, (whether one or more), aggregating Two Thousand Five Hundred and NO/100 Dollars

(evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 48-28, all moneys due or to become due to Lender, now due or to become due or hereafter contracted, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any one time not to exceed Ten Thousand and NO/100 Dollars (\$10,000.00) 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, as provided in said note(s) and herein. Underigned 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 Dunklin Township, South Carolina, containing 285 acres, more or less, known as the Aker Place, and bounded as follows:

BEGINNING at a stake on the north side of the Saluda River, at the corner of property now or formerly owned by J. E. Holliday, and running thence, N. 7E. 53.50 chains to stake; Thence S. 75 1/4 E. 23.64 chains to stone; thence S. 13 1/2 W. 9.83 chains to iron pin; thence North. 67E. 8.50 chains to walnut; thence south S. 61 1/2 E. 6.64 chains to W. oak; thence S. 54 1/2 E. 1.73 chains to point on Cedar Shoals Creek; thence with said creek as the line in a southerly direction 18.20 chains to stone; thence S. 16 W. 4.70 chains to stone; thence N. 64 W. 2.64 chains to stake; thence south 16 W. 27.85 chains to stone on the bank of the Saluda River; thence with said river as the line in a westerly direction 44.48 chains, more or less, to beginning point. Less, however, a tract of 5 acres conveyed to Alleine Holliday by deed recorded in RMC Office for Greenville County in Vol. 270, at Page 233, and less also a right of way an easement for overflow of .99 acres as granted in deed recorded in Vol. 182 at Page 148 to the Belton Light and Power Co., which easement gives them the right to flood a large portion of the land in the original easement adjoining as shown by plat recorded in the RMC Office for Greenville County in Plat Book D at Page 177. The above described property is the same conveyed to Loring B. Graddy by Mae N. Feaster by deed dated Jan. 17, 1951 and recorded in RMC Office in Greenville County in Deed Book 427, Page 265, a one-half interest therein having been conveyed by the said Loring B. Graddy to Kathleen H. Graddy by deed of even date herewith to be recorded. TRACT NO. 2 beginning at a stone on Saluda River, running thence N. 21-15 E. 1,958.4 feet to stone 310; thence S. 82-40 W. 1,621 feet to Pine at creek; thence with creek to the following courses and distances, N. 26-0 E. 160 feet; N. 34-0 E. 100 feet; N. 20-15 E. 100 feet; N. 25-0 E. 100 feet; N. 35-0 E. 100 feet; N. 19-30 E. 100 feet; N. 37-0 E. 100 feet; N. 34-0 E. 100 feet; N. 10-45 E. 100 feet; N. 13-30 E. 82 feet; N. 5-0 W. 237 feet; thence N. 28-0 E. 104 feet; thence N. 28-30 W. 100 feet; thence N. 69-0 W. 169 feet to Fork of creek and branch; thence in northerly direction along the meanderings of Cedar Shoals Creek to a stone on the bank; thence S. 30-30 W. 338 feet to stone; thence N. 62-0 W. 176.5 feet to stone 310; thence S. 15-0 W. 1,583 feet to point on Saluda River; thence with the river the following courses and distances: S. 64-0 E. 291 feet; S. 43-0 E. 200 feet; S. 40-0 E. 200 feet; S. 23-30 E. 300 feet; S. 35-30 E. 434 feet; S. 42-30 E. 207 feet; S. 47-30 E. 197 feet; S. 58-30 E. 599.4 feet; S. 72-10 E. 241 feet; N. 75-0 E. 152 feet; thence due east 73.5 feet to stone beginning corner containing 115. acres more or less.

It is agreed and understood that this is a second mortgage to the Farmers Home Administration.

A default under this instrument or under any other instrument herebefore or hereafter executed by Borrower to Lender shall at the option of Lender constitute default under any one or more, or all instruments executed by Borrower to Lender. 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. UNDERSHIGNED 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 whatsoever 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 to security to the aforesaid indebtedness and shall perform all of the terms, covenants, conditions, agreements, representations and obligations stipulated in all mortgages 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 extenso herein, then this instrument shall cease, terminate and be null and void; otherwise 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 cancelled of record. It is further understood and agreed that Lender, at the written request of Borrower, will satisfy this mortgage whenever: (1) Borrower owes no indebtedness to Lender, (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 inure to the benefit of Lender, its successors and assigns, or by its successors, or assigns of Lender may make successors hereunder, and all such advances and all other indebtedness of Borrower to such successors or assigns shall be secured hereby. The word "Lender" shall be construed to include the Lender or herein, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED, this 31st day of July 1962. Loring B. Graddy (L.B.G.) Kathleen H. Graddy (K.H.G.)

Witness: Dorothy L. Taylor, Mrs. R. Taylor

Subordination Agreement See P. 6, M. Book 449 Page 537 An Subordination Agreement See P. 6, M. Book 109 Page 185

Satisfied and cancelled this 1st day of August 1962. Blue Ridge Production Credit Assn. W. R. Taylor Secy - Treas. Witness Alice P. Knight

SATISFIED AND CANCELLED OFF RECORDS 8 Sept 1962 Ollie Farnsworth R. H. C. BANK OF GREENVILLE COUNTY, S. C. AT 9:37 AM # 5777