

In consideration of advances made and which may be made by Blus Ridge
 Production Credit Association, Lender, to John P. Painter
 (whether one or more), aggregating One Thousand Thirty Nine and No/100
1,039.00 Dollars (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 48-29,
 as amended, Code of Laws of South Carolina, 1963, (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 to Borrower 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 hereinafter incurred,
 the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any one time not to exceed Three
Thousand and No/100 Dollars (3,000.00), 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 assign,
 in fee simple unto Lender, its successors and assigns:
 All that tract of land located in Oaklawn Township, Greenville
 County, South Carolina, containing 51.1 acres, more or less, known as the Coker Place, and bounded as follows:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate in, lying and being in the State of South Carolina, County of Greenville, Oaklawn Township, containing 51.1 acres and having, according to Plat made by W. F. Adkins dated July 26, 1946, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the line of lands now or formerly owned by Dr. W. T. Martin, and running thence S. 67-25 W. 11.52 chains to iron pin in center of road; thence with the center of road as a line, S. 37 1/2 W. 7 chains to iron pin, corner of lands now or formerly owned by Silver; thence with the line of Silver land, S. 67 E. 29.26 chains to iron pin on branch; thence down branch as a line, N. 45 E. 12.15 chains to Maple; thence N. 16 1/2 W. 16.37 chains to stone, corner of Martin lands; thence with line of Martin lands, S. 78 1/2 W. 16 chains to the point of BEGINNING, less, however one-half acre conveyed by John P. Painter to Jerry G. Davis, et al as recorded in Deed Book 718 at page 534.

This is the same property conveyed to me by H. L. Lindley by deed dated August 26, 1950 and recorded in Deed Book 417, at page 281.

It is agreed and understood that this is a second mortgage to the mortgage held by Citizens Building and Loan Association, Greer, S. C.

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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 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.

UNDERSHOED 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 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 all mortgages executed by Borrower to Lender according to the true intent of said Mortgage, 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.

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 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, 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 13th day of November, 1963.

Signed, Sealed and Delivered
 in the presence of:
John P. Painter (L. S.)
(John P. Painter) (L. S.)
W. R. Taylor (L. S.)
Ethel C. Alberson (L. S.)
(Ethel C. Alberson)

Form PCA 408

Satisfied and Cancelled this
1st day of Sept. 1964
Blus Ridge Production Credit Ass'n.

W. R. Taylor SAT. 11:35 A.M. REGISTERED
A. Secty. Treas 2nd DEPT. OF *Sept. 1964*
Allie Fairweather
 R. N. C. FOR GREENVILLE COUNTY, S. C.
 AT 11:35 O'CLOCK P.M. NO. 6236

wit:
E. Alberson