

In consideration of advances made and which may be made by Blue Ridge  
 Production Credit Association, Lender, to Douglas E. Greer and Marjorie T. Greer Borrowers,  
 (whether one or more), aggregating Thirteen Thousand One Hundred Thirty One and No/100 Dollars  
\$ 13,131.00 (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 49-24,  
 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 contracted,  
 the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any one time not to exceed Eighteen  
Thousand and No/100 Dollars (\$ 18,000.00), 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, print, bargain, sell, convey and mort-  
 gage, in fee simple unto Lender, its successors and assigns:

All that tract of land located in Chick Springs Township, Greenville  
 County, South Carolina, containing 53.75 acres, more or less, known as the Ward Place, and bounded as follows:

ALL that certain parcel or tract of land containing Fifty-three and 25/100 (53.25) acres, more or less, situated on the surfaced road leading from Reid's School to the Greer-Locust Hill Highway, about three miles North from Taylors, in Chick Springs Township, Greenville County, State of South Carolina, bounded by lands of J. W. Greer, W. H. Langley and others, and having courses and distances according to survey and plat by H.S. Brockman, Surveyor, as follows: BEGINNING at a stone, old corner, on Langley line, and running thence N. 41.30 E. 427 feet, crossing surfaced road to point in another road leading to St. Mark Road near Loftis Packing Shed; thence N. 2.15 E. 141 feet to point on bank of said road; thence leaving road, S. 87.45 E. 627 feet to stake on abandoned road; thence along abandoned road, S. 68.45 E. 156.5 feet to bend; thence S. 75.15 E. 214 feet to bend; thence N. 67.15 E. 145 feet to point in present road; thence leaving road, N. 82.15 E. 165 feet to stake in gully; thence along line of J. W. Greer property, S. 23.00 E. 892 feet to stone, old corner; thence S. 69.30 W. 2023 feet, along line of Hariston property, to stake near large W.O.; thence N. 59.45 W. 600.5 feet to point in abandoned Chick Springs Road near Enoree River; thence along said abandoned road, N. 31.00 E. 185 feet to angle; thence N. 29.15 E. 396 feet to bend; thence N. 37.30 E. 165 feet to bend; thence N. 60.05 E. 189 feet to point on bank of surfaced road; thence N. 36.30 W. 115.5 feet to the BEGINNING CORNER, less however 1 acre conveyed by Douglas E. Greer to William Lockaby and recorded in the R.M.C. Office for Greenville County, S. C. in September, 1961.

ALSO all that parcel of land in Chick Springs Township BEGINNING on an iron pin on the eastern margin of the Chick Springs Road, the northwest corner of Grantee's other lands, and runs thence with the Grantee's line, S. 87.45 E. 627 feet to an iron pin on old abandoned roadbed; thence with the old abandoned roadbed as follows: S. 68.45 E. 156.5 ft., S. 75.15 E. 214 ft., and N. 67.15 E. 145 ft., to a stake at edge of presently located Chick Springs Road; thence N. 82.15 E. 165 ft., to a stake in gully; thence N. 23 W. approximately 50 ft. to the center of the presently located Chick Springs Road; thence along and with the center of said Chick Springs Road curving in a northwesterly direction approximately 1200 ft. to a point in culvert over Nesbitt Creek; thence continuing along the center of Chick Springs Road in a westerly and southwesterly direction to the beginning corner, containing 2.5 acres, more or less, it being the intention of the parties to convey all of that property owned by them which lies south and east from the center line of the Chick Springs Road as presently located.

It is agreed and understood that this is a second mortgage to the mortgage given to Farmers Home Administration on the tract containing 53.25 acres.

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.

UNDERWRITTEN 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 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, 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 15th day of November, 1963

Douglas E. Greer (L. S.)

Signed, Sealed and Delivered

(Douglas E. Greer) (L. S.)

in the presence of:

Marjorie T. Greer (L. S.)

W. R. Taylor  
(W. R. Taylor)

Ethel C. Alberson  
(Ethel C. Alberson)

Form PCA 408

*Satisfied and cancelled this  
 17th day of August, 1965  
 Blue Ridge Production Credit Ass'n.*

*W. R. Taylor  
 Secy. Treas.  
 Witness: Ethel Alberson*

SATISFIED AND CANCELLED OF RECORD

23 DAY OF Aug. 1965  
Ellie Farnsworth  
 R.M.C. FOR GREENVILLE COUNTY, S. C.  
 AT 3:15 O'CLOCK P.M. NO. 6057