

SOUTH CAROLINA, Greenville COUNTY.

DEC 11 4 53 PM 1964

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to George W. Cole OLLIE FARNSWORTH Borrower, (whether one or more), aggregating Two Thousand and No/100 Dollars

(\$ 2,000.00), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 45-55, Code of Laws of South Carolina, 1962, (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 hereafter contracted, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any one time not to exceed Three Thousand No/100 Dollars (\$ 3,000.00), plus interest thereon, attorneys' 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 Chick Springs Township, Greenville County, South Carolina, containing 19.5 acres, more or less, known as the Cole Place, and bounded as follows:

"All that certain tract of land, situate in Chick Springs Township, County of Greenville, State of South Carolina, containing 19 1/2 acres, more or less, and having the following metes and bounds, to-wit:

Beginning at a stone and iron pin in Mountain Creek Road; thence N. 1-0 W. 499 feet to stone; thence N. 82-30 E. 264 feet to sweet gum; thence N. 8-0 E. 452 feet to an iron pin; thence S. 71-0 E. 860 feet to stone; thence E. 60-30 E. 330 feet to stake; thence S. 21-30 W. 245 feet to stake; thence S. 32-45 W. 248 1/2 feet to angle in Mountain Creek Road; thence S. 51-15 W. 399.8 feet to stake; thence S. 65-45 W. 458 feet to angle in Mountain Creek Road; thence N. 85-0 W. 251 feet to angle in Mountain Creek Road; thence N. 85-0 W. 220 feet to the beginning corner, all of which more fully appears on survey of land of J. R. Cole, Deceased, made by Dalton & Neves, Surveyors, November, 1929, being land conveyed to J. R. Cole by J. W. Gray, Master, by deed recorded in the R. M. C. Office for Greenville County in Book UUU, page 77."

= This property being the same conveyed to James Ralph Cole by E. Inman, Master, on July 10, 1941, by deed recorded in Volume 235 at page 100, a one-half interest having already been conveyed to George W. Cole (by name of William George Cole) on July 10, 1941, by deed recorded in Volume 238, at page 406.

It is agreed and understood that this is a second mortgage to Fidelity Federal Savings & Loan Association.

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.

UNDERSIGNED 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 11th day of December, 19 64

Signed, Sealed and Delivered George W. Cole (L. S.)
George W. Cole (L. S.)

in the presence of: Jack E. Mattison (L. S.)
Jack E. Mattison (L. S.)

W. R. Taylor (L. S.)
W. R. Taylor (L. S.)

S. C. R. E. Mtge.-Rev. 8-1-63 Form PCA 402

Satisfied and Cancelled this 20 day of

Feb. 1969.

Blue Ridge Production Credit Association

W. R. Taylor
Sect'y - Treas

SATISFIED AND CANCELLED OF RECORD

20 DAY OF Feb. 19 69
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:11 O'CLOCK A M. NO. 19725

Witness Ethel Alberson

Release tract to County of Greenville Re Deed Book 774 Page 174
Release lot 2 Re Deed Book 770 Page 492
Release lot 9 + 8 Re Deed Book 768 Page 102
Release to Ollie Farnsworth