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SOUTH CAROLINA, GREENVILLE, OLLIE COUNTY

BLUE RIDGE

In consideration of advances made and which may be made by Production Credit Association, Lender, to Donald W. McCarter Borrower, (whether one or more), aggregating THREE THOUSAND SIX HUNDRED FIFTY ONE AND NO/100--- Dollars (\$ 3,651.00), (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 SIX THOUSAND AND NO/100--- Dollars (\$ 6,000.00), 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 10.7 acres, more or less, known as the Place, and bounded as follows:

ALL THAT certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville as is more fully shown on a plat entitled "Survey for L. A. Jones" prepared March 18, 1967 by Carolina Engineering & Surveying Company, containing 10.7 acres, more or less, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Taylors Road at the corner of a tract containing 8.7 acres, more or less, and running thence along the joint line between the 10.7 acre tract and the 8.7 acre tract, N. 55-57 E. 665 feet to an iron pin located 50 feet from a branch which is the property line; and running thence along said branch, the traverse lines of which are N. 14-50 E. 180 feet and N. 4-04 E. 143 feet, to an iron pin at the corner of the 10.7 acre tract and a tract of 5.0 acres; and running thence with the line of the 5.0 acre tract the following courses and distances: N. 69-31 W. 140.8 feet, N. 78-41 W. 240 feet, S. 84-13 W. 192 feet, S. 68-45 W. 223.6 feet to a point in the center of said Taylors Road; running thence with the center of said Taylors Road, the following courses and distances: S. 6-35 W. 28.8 feet, S. 14-53 W. 100 feet, S. 23-10 W. 200 feet, S. 3-45 W. 100 feet, S. 7-17 E. 100 feet, and S. 51-53 E. 300 feet to the point of BEGINNING.

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 1st day of November, 1967

Donald W. McCarter (L.S.) (Donald W. McCarter) (L.S.)

Signed, Sealed and Delivered in the presence of:

Mrs. Mary P. Martin (Mrs. Mary P. Martin) W. B. Taylor

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Form PCA 402

Satisfied and cancelled this 1st day of Oct. 1967. Blue Ridge Production Credit Association by W. B. Taylor Secretary. Witness: Mrs. Mary P. Martin.

SATISFIED AND CANCELLED OF RECORD DAY OF Oct. 1967 R. M. C. FOR GREENVILLE COUNTY, S. C. AT 3:17 O'CLOCK P. M. NO. 2116