

11:01 AM

SOUTH CAROLINA, Greenville COUNTY.

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to Patricia P. Harrison Borrower, (whether one or more), aggregating Fifteen Thousand Nine Hundred Eighty and 40/100 Dollars (\$ 15,980.40), evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 45-35, Code of Laws of South Carolina, 1902, (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 (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 Twenty Two Thousand Dollars (\$ 22,000.00), 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 mortgage, in fee simple unto Lender, its successors and assigns:

All that tract of land located in Butler Township, Greenville County, South Carolina, containing 18 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 Butler Township, Greenville County, South Carolina in School District 7A, in the community known as Batesville, on the southwest side of Harris Street designated as Lot 19 on plat of B.S.H. Harris, said plat being recorded in the Office of the R. M. C. for Greenville County in Plat Book P at Page 147.

Also: "All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, originally containing 40 acres as shown by a plat recorded in the Greenville County R.M.C. Office in Plat Book C, Page 161, being the remainder of said excluding the following property:

(a) Lots 1 through 16, inclusive, and Lot 19 of the property of B. S. H. Harris as shown on plat made by Dalton & Neves, August 15, 1947, and recorded in the R.M.C. Office for Greenville County in Plat Book P, at Page 147.

(b) That portion of Lot No. 18 according to Plat Book P, at Page 147 which was conveyed by B.S.H. Harris, Jr., to Harris Pump Manufacturing Company by deed recorded in the R.M.C. Office for Greenville County in Deed Vol. 615 at Page 170.

(c) That portion of the property lying on the southwestern side of Big Rocky Creek which was conveyed to Harold L. Fuller and Violet L. Fuller by Lillian P. Harris by deed dated June 29, 1959 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 629, at Page 347."

Also: ALL that lot of land in Greenville County, South Carolina being a portion of Lot 18 of a plat of the property of B.S.H. Harris, made by Dalton and Neves, August 15, 1947 and recorded in the Greenville County R.M.C. Office in Plat Book "P" at page 147.

This is second mortgage to Federal Land Bank.

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 under 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 I, Patricia P. Harrison, 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 to Lender, together with 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 true intent of said mortgages, 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 12th. day of August, 19 69

Patricia P. Harrison (L.S.)

Patricia P. Harrison (L.S.)

Signor, Sealed and Delivered

in the presence of

Alice Patterson Knight
Alice Patterson Knight (L.S.)

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