

GREENVILLE CO. S. C.

SEP 25 3 09 PM '70

BOOK 1167 PAGE 479

OLLIE FARNSWORTH  
SOUTH CAROLINA, Greenville COUNTY.

In consideration of advances made and which may be made by Blue Ridge  
Production Credit Association, Lender, to Maurice B. Henson Borrower,  
(whether one or more), aggregating TWELVE THOUSAND EIGHT HUNDRED TEN DOLLARS AND 71/100 Dollars  
(\$ 12,810.71), (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 Lawr 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 THIRTY FIVE THOUSAND Dollars (\$ 35,000.00), 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 Highland Township, Greenville  
County, South Carolina, containing 23.2 acres, more or less, known as the Henson Place, and bounded as follows:

ALL that certain piece, parcel or lot of land situate, lying and being in  
the County of Greenville, State of South Carolina, in Highland Township, and being  
known and designated as Tract No. 1 according to a plat made for B. D. Henson by J.Q.  
Bruce, Registered Surveyor; on March 12, 1963, and having the following metes and  
bounds, to-wit:

BEGINNING at a point on Jordan Road at the corner of property of R. J.  
Fisher and proceeding thence along the property of R. J. Fisher N. 50 E. 845 feet to  
an iron pin; thence N. 58-30 E. 79 feet to an iron pin; thence S. 42 E. 825 feet to  
an iron pin; thence S. 11-15 E. 479 feet to an iron pin; thence S. 68-45 W. 744 feet  
to an iron pin on Jordan Road; thence along Jordan Road N. 44-40 W. 146.4 feet to an  
iron pin; thence continuing along Jordan Road N. 44-12 W. 210 feet to an iron pin;  
thence continuing in a southerly direction along Jordan Road to the point of beginning.  
This tract contains 23.2 acres, more or less.

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 claim-  
ing 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 23rd day of September, 1970

Maurice B. Henson (L. S.)  
(Maurice B. Henson) (L. S.)

Signed, Sealed and Delivered

in the presence of:

W. R. Taylor  
(W. R. Taylor)  
Louise Trammell  
(Louise Trammell)  
S. C. R. E. Mfg. - Rev. 8-1-63

Form PCA 402