

RECORDING FEE
PAID \$ 150

BOOK 1178 PAGE 602

SOUTH CAROLINA, Greenville COUNTY.

FILED
GREENVILLE CO. S. C.
JAN 21 - 2 24 PM '71

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to Don Nichols and Margaret R. Nichols (whether one or more), aggregating EIGHTEEN THOUSAND DOLLARS AND NO/100

(\$ 18,900.00), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure the same, 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 TWENTY TWO THOUSAND FIVE HUNDRED Dollars (\$ 22,500.00), 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 Dunklin & Austin Township, Greenville County, South Carolina, containing 11.88 & 21.47 acres, more or less, known as the Burdette Place, and bounded as follows:

ALL that certain piece, parcel, or tract of land lying, being, and situate in the County and State aforesaid, Austin Township near Simpsonville, and containing 11.88 acres, more or less, with the following courses and distances, to-wit:

BEGINNING at a point in the center of the Scuffletown Road just northwest of the intersection now or formerly of a county road with said Scuffletown Road, joint corner with lands of James C. Swinea and Rebecca King Swinea on line of land now or formerly of C. W. Mahaffey, and running thence with the joint line of the Mahaffey land S. 60 W. 926 feet, more or less, to R. O. Stump; thence S. 61 1/2 W. 143.88 feet, more or less, to a white oak, now or formerly W. E. Reid line; thence with the joint line of the Reid land S. 18 E. 99 feet to a stake; thence S. 89 E. 478.5 feet, more or less, to a point; thence S. 44 E. 594 feet to the center of said Scuffletown Road; thence with said road as a line in a northerly direction to the point of beginning.

THE intent of this deed is to convey to the Grantees herein that portion of the land which was owned by James C. Burdette at the time of his decease northwest of the Scuffletown Road, reference being made to a plat of the James C. Burdette tract made by W. M. Nash, Surveyor, November 22, 1944, of record in Plat Book O, Page 91, R.M.C. Office for Greenville County, S.C., being all the remainder and balance of the 51.88 acre tract of land conveyed to the Grantor in a deed of Betty Earline B. Johnson, et al, on the 24th day of April, 1965, of record in said R.M.C. Office in Deed Book 773 at Page 25.

ALSO, ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, in Grove Township, containing 21.47 acres as is more fully shown on a plat prepared by John C. Smith, R.L.S., July 19, 1967, representing a tract of land owned by John D. Huff to be deeded to S. Ed Mayfield and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on a branch at the corner of property of Herbert Armstrong and running thence S. 89-45 W. 790 feet to an old stone at the corner of property of Ed Knight; running thence N. 7-15 W. 1,162 feet to the center of a creek, iron pin on bank; thence with the center of said creek as the property line, the traverse lines of which are N. 85-00 E. 122.7 feet; S. 64-20 E. 62 feet; S. 80-50 E. 300 feet; S. 83-55 E. 122 feet; N. 81-35 E. 275 feet; S. 84-40 E. 150 feet to an iron pin at the juncture of said creek and a branch; thence with the center of the branch as the property line, the traverse lines of which are S. 24-00 W. 162 feet; S. 10-05 W. 200 feet; S. 3-15 E. 155 feet; S. 19-35 W. 165 feet and S. 14-55 E. 300 feet to the point of beginning.

TOGETHER with an easement approximately 50 feet in width running from Forks-ville Road across property of Herbert Armstrong at the southeastern corner of said tract by 175 feet, more or less, in length.