

FILED
GREENVILLE, CO. S. C.

MAR 31 11 PM '78

DONNIE S. TANKERONEY
R.H.C.

BOOK 1427 PAGE 686

South Carolina, GREENVILLE Blue Ridge

In consideration of advances made and which may be made by Blue Ridge
Production Credit Association, Lender, to Thomas D. Cooper Borrower,
(whether one or more), aggregating FIFTY FIVE THOUSAND NINE HUNDRED THIRTY THREE & 40/100
(\$ 55,933.40), (evidenced by note(s) Dated 3-24-78), 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 SEVENTY FIVE THOUSAND Dollars (\$ 75,000.00), 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 Austin Township, Greenville
County, South Carolina, containing 95.0 acres, more or less, known as the _____ Place, and bounded as follows:

ALL that tract or parcel of land, containing One Hundred Four and Five-tenths(104.5) acres,
more or less, lying and being in Austin Township of Greenville County, S.C., located about
1.5 miles North from Hwy. #14, and about 3.5 miles east from the Town of Mauldin, and
bounded by lands now or formerly of W.J. Verdin on the North, A.B. Tanner on the East,
W.B. Tanner on the South and A.B. Tanner on the West, and being more particularly described
as shown on and by a certain plat made for J.F. Watson, in January 1910, recorded in Plat
Book I, Page 71, of Greenville County records, and being Tract No. 2 of the J.F. Watson
Sub-Division, and being the identical lands conveyed in Deed from Alice McCall Cooper, et al,
to Thomas D. Cooper, dated June 30, 1951, recorded in Deed Book 437, page 437, in the office
of Register of Mesne Conveyances of Greenville County, Greenville, S.C. LESS, however 9.83
acres as shown on and by a certain plat made by C.O. Riddle, Reg. L.S. entitled Property of
Thomas D. Cooper, dated June 14, 1961.



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 31ST day of MARCH, 1978.

Thomas D. Cooper (L.S.)
Thomas D. Cooper

Signed, Sealed and Delivered
in the presence of: _____ (L.S.)

James B. Bond
James C. Brewster

0.686

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