

SOUTH CAROLINA, GREENVILLE COUNTY.

In consideration of advances made and which may be made by Blue Ridge
Production Credit Association, Lender, to Bennett C. Grizzard, Jr. and Norma K. Grizzard Borrower(s)
(whether one or more), aggregating FIFTY SIX HUNDRED DOLLARS & NO/100 Dollars
(\$ 5,600.00), (evidenced by note ~~dated 8-27-81~~), 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 FIFTEEN THOUSAND & NO/100
Dollars (\$ 15,000.00), 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 GREENVILLE Township,
County, South Carolina, containing 30.0 acres, more or less, known as the Place, and bounded as follows:
ALL that piece, parcel or lot of land situate, lying, and being in the State of South Carolina,
County of Greenville, known and designated as 30.0 acres as shown on plat entitled "Survey for
Hoy Z. O'Shield," prepared by Carolina Surveying Co., and recorded in Plat Book 6C at page 93 in
the RMC Office for Greenville County on November 28, 1977; and having, according to said plat,
the following metes and bounds, to-wit:
BEGINNING at an iron pin at Sweetwater Road and running thence with the joint line of property
now or formerly belonging to Dorothy F. Smith as follows: N. 19-30 E. 50.6 feet to an iron pin;
thence S. 70-30 E. 380.0 feet to an iron pin; thence turning and running N. 20-11 E. 1,253.8 ft.
to an iron pin; thence turning and running with the joint line of property now or formerly be-
longing to John Lewis Armstrong, N. 82-57 E. 600.0 ft. to an old stone; thence with the joint
line of property now or formerly belonging to John B. King and H.V. Cooley, as follows: S. 36-22
E. 258.0 ft. to an iron pin; thence S. 28-27 W. 226.4 ft. to an iron pin; thence S. 57-25 E.
294.4 feet to an old iron pin and pine stump; thence turning and running with the joint line of
property now or formerly belonging to Mrs. Missouriia Hudson, S. 15-36 W. 273.1 feet to an old
iron pin and stump; thence continuing S. 37-57 W. 913.1 feet to an old iron pin; thence with the
joint line of property now or formerly belonging to West Virginia Pulp and Paper Co., N. 70-39
W. 519.5 ft.; thence with the joint line of property now or formerly belonging to Claude C. Keys,
N. 70-23 W. 559.1 ft; thence N. 70-30 W. 50.0 feet to the point of BEGINNING.

This is the identical property conveyed to the grantor by deed of Dorothy F. Tuten Smith, AKA
Dorothy F. Smith, recorded in the RMC Office for Greenville County on November 30, 1977, in
Deed Book 1069 at page 242.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or
easements that may appear of record, on the recorded plats, or on the premises.

This being the same property conveyed unto Mortgagors by deed of Hoy Z. O'Shields
of even date to be recorded herewith.

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.

A default under this instrument or under any other instrument heretofore or hereafter executed by Borrower and/or Undersigned to Lender,
or a default by Borrower, and/or Undersigned under any instrument(s) constituting a lien prior to the lien of this instrument, shall, at the option of
Lender, constitute a default under any one or more or all instruments executed by Borrower and/or Undersigned to Lender. In case of such
default, at the option of Lender, all indebtedness due from Borrower and/or Undersigned to Lender may be declared immediately due and payable.

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.

In the event Lender becomes a party to any legal proceeding (excluding an action to foreclose this mortgage or to collect the debt hereby
secured), involving this mortgage or the premises described herein (including but not limited to the title to the lands described herein), Lender may
also recover of Undersigned and/or Borrower all costs and expenses reasonably incurred by Lender, including a reasonable attorney's fee, which
costs, expenses and attorney's fee when paid by Lender shall become a part of the debt secured hereby and shall be immediately payable upon
demand, and shall draw interest from the date of advance by Lender until paid at the highest rate provided in any note or other instrument secured
hereby.

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 4th day of September, 1981
Signed, Sealed and Delivered in the Presence of:
H. Michael Spivey (L. S.)
Norma K. Grizzard (L. S.)
Bennett C. Grizzard, Jr. (L. S.)
Norma K. Grizzard (L. S.)

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