

GREENVILLE

SEP 15 4 54 PM '83

DONNIE R. M. J.

300-1625-959

SOUTH CAROLINA, GREENVILLE COUNTY.

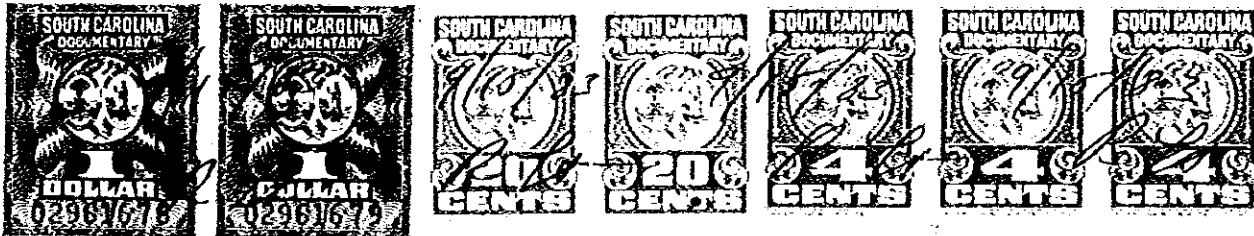
In consideration of advances made and which may be made by Blue Ridge  
 Production Credit Association, Lender, to Ricky Allen Kellett Borrower,  
 (whether one or more), aggregating SIX THOUSAND THREE HUNDRED & NO/100 Dollars  
 (\$ 6,300.00), (evidenced by notes dated 9/15/83), hereby expressly made a part hereof) and to secure in  
 accordance with Section 29-3-50, Code of Laws of South Carolina, 1976, (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 THOUSAND & NO/100  
 Dollars (\$ 20,000.00), 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 Grove Township, Greenville  
 County, South Carolina, containing 36.81 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 Grove Township, containing  
 36.81 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of a County road which County road intersects Georgia Road  
 at this point and running thence S. 37 E. 1,467.18 feet to an iron pin; thence N. 64-E. 605.88  
 feet to an iron pin; thence N. 71-15 E. 778.8 feet to an iron pin; thence N. 43-3/4 W. 755.7  
 feet to an iron pin; thence N. 57 1/2 W. 697.60 feet to an iron pin; thence N. 86-25 W. 627 feet  
 to a point on the eastern side of Old Georgia Road; thence running with the east side of  
 Georgia Road S. 40-02 W. 678.4 feet to the point of beginning.

This is the same property conveyed to Ansel Kellett by Docia Jackson which deed is recorded  
 in the RMC office for Greenville County, South Carolina, in Deeds Book 560, page 435, and  
 recorded September 4, 1956, and the same property devised to Gladys Holcombe Kellett by Ansel  
 Kellett, by his will dated June 7, 1973, which will more fully appear with reference to the  
 records of the Probate Court for Greenville County, South Carolina, in Apartment 1396, File 22.



TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise inci-  
 dent 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 per-  
 form 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 debt-  
 or, 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 the 15th day of September, 19 83

Signed, Sealed and Delivered in the Presence of: Ricky Allen Kellett (L.S.)  
Ricky Allen Kellett (L.S.)  
Frank K. Bridwell (L.S.)  
Louise Trammell (L.S.)  
 Frank K. Bridwell  
 Louise Trammell

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