

SEP 15 4 54 PM '83

JOURNAL

BOOK 1825 PAGE 981

SOUTH CAROLINA, GREENVILLE COUNTY.

In consideration of advances made and which may be made by Blue Ridge
 Production Credit Association, Lender, to Edward R. and Eleanor D. Weiler Borrowers
 (whether one or more), aggregating FIVE THOUSAND & NO/100 Dollars
 (\$ 5,000.00), (evidenced by notes dated 9-13-83), 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 _____ Township, Greenville
 County, South Carolina, containing 53.89 acres, more or less, known as the _____ Place, and bounded as follows:

ALL that certain piece, parcel or lot of land situate, lying and being in Tax District 110,
 Greenville County, S. C. containing 53.89 acres, more or less, as shown on a plat of the
 property of the Estate of Carl W. Owens, prepared by Anderson Surveying Associates, Inc. on
 April 8-10, 1981, and having according thereto the following courses and distances, to-wit:

BEGINNING at a nip at the joint corner of Davis-Jenkins property on the Southern side of
 Owens Road, and running thence along the Davis line N. 14-53 W. 594 ft. to an oip; thence
 N. 35-55 W. 1,183.01 to a nip; thence N. 52-00 W. 1,271.29 ft. to an oip at the corner of
 Cleveland Property; thence N. 47-50 E. 140.52 ft. to the center of a creek, with an effect
 traverse line of 20 ft. more or less; thence following the center line of the creek as the
 line and along the traverse line in an Eastern direction as follows: N. 85-00 E. 171.54 ft.
 to a nip; S. 59-16 E. 102.40 ft. to a nip; S. 87-12 E. 134.90 ft. to a new nic; S. 36-03 E.
 486.56 ft. to a new nic; S. 81-49 E. 337.10 ft. to a new nic; N. 29-31 E. 75 ft. to a new nic;
 N. 65-16 E. 630.53 ft. to a new nic; N. 76-23 E. 302.17 ft. to a nip located 50 ft. South of
 the center line of said creek at the corner of Henry Brown Property; thence along the Brown
 line S. 15-15 E. 2,056.04 ft. to a nip located on the Southern side of Owens Road; thence
 along said Road S. 64-30 W. 790.73 ft. to the beginning.

This being the same property conveyed to the Mortgagors herein by a certain deed of Lavinia
 Grace O. Wood, et al, dated April 20, 1981, and thereafter filed in the RMC office for
 Greenville County on April 22, 1981, in Deed Book 1146, at page 734.

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 14th day of September, 19 83

Signed, Sealed and Delivered in the Presence of:

Frank K. Bridwell
 Frank K. Bridwell

R. Louise Trammell
 R. Louise Trammell

Edward R. Weiler (L.S.)
 Edward R. Weiler (L.S.)

Eleanor D. Weiler (L.S.)
 Eleanor D. Weiler (L.S.)

400 8 3471801

4328-11-21