

SOUTH CAROLINA, GREENVILLE COUNTY.

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to Suzanne M. Merck Borrower, (whether one or more), aggregating TWENTY THOUSAND SIX HUNDRED & NO/100 Dollars (\$ 20,600.00), (evidenced by notes dated 10-19-84 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 FORTY THOUSAND & NO/100 Dollars (\$ 40,000.00), 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 18.3 acres, more or less, known as the Place, and bounded as follows:

ALL that certain piece, parcel or tract of land lying in Glassy Mountain Township, Greenville County, S. C., and having the following metes and bounds, to-wit: BEGINNING at a point which is a corner of the property now or formerly belonging to Frost, said point being the same as the beginning point in that certain deed from Thelma Mills Parris, et al, to Deaver B. Williams, Jr., et al, dated March 9, 1967, recorded in Book 817 at page 514, in the RMC Office for Greenville County, S.C. and running from said beginning point herein, thence with the line of the Frost property North 13 degrees 24 minutes East 529.7 feet to a point; thence with the line of the property now or formerly belonging to Caldwell, North 13 degrees 04 minutes East (crossing the public road known as Lister Road) 904.4 feet to an old rebar; thence South 49 degrees 21 minutes West (crossing and recrossing a creek) 143.6 feet to an iron pin near said creek; thence South 71 degrees 09 minutes West (passing through an iron pin in the northern margin of Lister Road at 270.7 feet) 295.7 feet to an iron pin in the center line of said Lister Road; thence with the center line of Lister Road, North 36 degrees 40 minutes West 359.00 feet to an iron pin in the center line of said Lister Road; thence leaving said Lister Road, South 10 degrees 22 minutes West (passing through an old rebar at 31.8 feet), with the line of the property now or formerly belonging to Thomas, 1,638 feet to a point in the Frost line; thence with the Frost line North 78 degrees 30 minutes East 582.5 feet to the point of BEGINNING, containing 18.3 acres, more or less, as shown and delineated upon a plat entitled "Comiled Plat For Suzanne M. Merck, near Gowansville, Greenville County, S.C.," dated August 28, 1984, prepared by W.R. Williams, Jr., Engineer/Surveyor, and reference to said plat is hereby made in aid of this description.

The above described property is the same property conveyed by that certain deed from Deaver B. Williams, Jr. and Helen T. Williams, dated October 23, 1984 and recorded in Book 1224 at Page 668, in the RMC Office for Greenville County, South Carolina, 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 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 23rd day of October, 1984

Signed, Sealed and Delivered in the Presence of: Suzanne M. Merck (L.S.)
R. Louis Drummel (L.S.)
Frank Brudwell (L.S.)

GCTO -----1 OC23 84 082

4.00CD

