

SOUTH CAROLINA, Greenville County.

In consideration of advances made and which may be made by Ideal
Production Credit Association, Lender, to G. W. Hugh Brown and Marvel A. Brown
(whether one or more), aggregating Forty Thousand and no/100 Dollars

(evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 45-58, Code of Laws of South Carolina, 1962, (1) all existing indebtedness of Borrower to Lender (including but not limited to the above described advances), (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 One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00), plus interest thereon, attorney's 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 through and through as provided in said note(s) and herein. Underigned 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 1359

All that tract of land located in Austin Township, Greenville County, South Carolina, containing 57.31 acres, more or less, known as the 10 Brown tract, and bounded as follows:

WITNESSED BY Cynthia Brown IDEAL PRODUCTION CREDIT ASSOCIATION, STATESVILLE, N. C.

All that certain tract of land, situate, on the western side of Standing Springs Road in Austin Township, Greenville County, State of South Carolina, containing 57.31 acres and having according to a plat of property of E. M. By Stone, dated February 25, 1960, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Standing Springs Road at the corner of property heretofore conveyed to W. L. Knight and running thence with the line of said property, S 61-30 W. 418.5 feet to pin; thence S. 20-43 E. 104 feet to pin; thence S. 61-30 W. 418 feet thence S. 82-W. 719 feet to pin on branch; thence down branch as a line the following courses and distances: S. 70-45 W. 529 feet; S. 63-30 W. 401 feet; N. 79-45 W. 362 feet; N. 64 W. 208 feet; N. 46 W. 422 feet; N. 52 W. 249 feet to pin on Rocky Creek; thence up Rocky Creek 64 feet to point; thence continuing 134 feet to pin; thence N. 81 E. 1407 feet to pin; thence N. 75-45 E. 891 feet to pin; thence N. 30 E. 290 feet to pin; thence N. 4 W. 76.6 feet to pin in center of Log Shoals Road; thence with center of Log Shoals Road S. 88-45 E. 236.9 feet to bend; thence continuing with the center of said road N. 75 E. 378.8 feet to pin in center of intersection of Log Shoals Road and Standing Springs Road; thence with the center of Standing Springs Road as the line S. 22-20 E. 694 feet to pin, the point of beginning.

WILLIAM I. BOUTON
ATTORNEY AT LAW

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FILED
GREENVILLE CO. S. C.
SEP 12 4 11 PM '73
CONNIE S. TANKERSLEY
R. N. C.

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