

SOUTH CAROLINA COUNTY.

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to P. D. Campbell and Ola D. Campbell Borrower, (whether one or more), aggregating Thirteen Thousand Five Hundred Fifty Six and No/100 Dollars \$13,556.00, (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 45-55, as amended, Code of Laws of South Carolina, 1963, (3) 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, (4) 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 (5) 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 and No/100 Dollars (\$20,000.00), 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 thereon and charges as provided in said note(s) and hereto, 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 Glassy Mtn. Township, Greenville County, South Carolina, containing 120 acres, more or less, known as the Fisher Place, and bounded as follows:

BEGINNING at a black oak Goss Durham's corner, thence North 59 degrees West 10 chains to a stake; thence North 11 1/2 West 10 chains to a stake on road; thence North 72 degrees West 7 chains to the mouth of the William Fisher Spring Branch; thence North 11 degrees West 1.50 chains with branch to stake; thence in a westerly direction with the branch as it meanders 25 chains to a stake in the Tryon Water Co. line; thence South with said line 40 chains to a stake bearing North 62 East 1.25 chains from a chestnut oak a corner on the old line; thence North 62 degrees West 53.25 chains to the BEGINNING, containing one hundred and twenty acres, more or less.

The above described property is the identical property conveyed to Ola D. Campbell by John C. Fisher by deed recorded in the Office of R.M.C. for Greenville County, S. C. in Vol. 235, Page 349 and reconveyed back to Ola D. Campbell by Olivia P. Campbell by deed recorded in Book 531, Page 21. on July 30, 1955 and recorded on August 1, 1955 in the Office of R.M.C. for Greenville County, S. 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 a default under any one or more, or all instruments executed by Borrower to Lender.

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.

UNDERSHORER 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 Mortgage, 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.

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 22nd day of March, 1963

Signed, Sealed and Delivered in the presence of: P. D. Campbell (L. S.), Ola D. Campbell (L. S.), W. R. Taylor (W. R. Taylor), Ethel M. G. Alberson (Ethel M. G. Alberson)

Satisfied and cancelled this 17 day of Aug. 1964 Blue Ridge Production Credit Ass'n. J. R. Taylor Secty - Treas. Witness: E. Alberson

SATISFIED AND CANCELLED OF RECORD 17th DAY OF Aug. 1964 Ethel M. G. Alberson R.M.C. FOR GREENVILLE COUNTY, S. C. AT 2:25 O'CLOCK P.M. NO. 5188