MORTGAGE

SOUTH CAROLINA, County of Greenville

To all whom these presents may concern:

Whereas, I, Edward L. Fowler and Vera Pauline C. Fowler, hereinafter called the Mortgagor, send greeting:

Whereas, the said Mortgagor is indebted to the Mortgagee, hereinafter called the Lender, in the sum of ONE THOUSAND EIGHTY EIGHT AND 72/100 Dollars ($ 1,088.72) payable in accordance with Section 2(a) of the Contract of Loan of even date herewith, the balance of principal and interest to be payable in monthly installments of $ 10.00 each, commencing on the 10 day of November, 1969, and continuing on the same day of each month thereafter until the entire principal and interest shall be paid in full, and the said Mortgagor has agreed to secure the payment of said indebtedness, and any other indebtedness owing by said Mortgagor to said Lender, whether now due or to become due or hereafter contracted, and the performance of the covenants and agreements herein and in said Contract of Loan, and the payment of such further sum as may be advanced by said Lender to said Mortgagor, and any other indebtedness owing at any one time not to exceed THREE THOUSAND AND NO/100 Dollars ($ 3,000.00), that certain Contract, aforesaid, from time to time, which with balance as provided in said note (s) and more fully described in a promissory note(s) of even date herewith, in the amount of the total indebtedness then owing, bearing interest at the rate of ten (10%) per centum of the total indebtedness then owing, payable in monthly installments, as provided in said note(s) and more fully described in said Contract of Loan, Mortgagor has granted, bargained, sold, conveyed and mortgaged, and by these presents does hereby grant, bargain, sell, convey and mortgage, to the said Lender, its successors and assigns:

All that tract of land located in Dunklin Township, Greenville County, South Carolina, containing 52½ acres, more or less, known as the Place, and bounded as follows:

BEGINNING at a stone at the road and running thence North 6 West 30.50 chains to a stone in the road where Rocky Fork crossses said road; thence the road line to a stone in said road; thence North 88 West 17.00 chains to a stone; thence South 2½ East to a stone on the road near the home of Emily Jordan, deceased, distance 41.00 chains; thence the road the line to the beginning and bounded by lands of H. P. Cooley, Henry F. Woodson and W. V. Vinson and being the same property conveyed to Emily Jordan as recorded in the RMC Office for Greenville County in Deed Book MM, at page 820. reference to said deed is herby craved for a more accurate description.

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.

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 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 7th day of October, 1969.

Signed, Sealed and Delivered in the presence of:

Alice P. Knight (Alice P. Knight)

W. R. Taylor (W. R. Taylor)

Edward L. Fowler (L. S.)
(Edward L. Fowler)

Vera Pauline C. Fowler (L. S.)
(Vera Pauline C. Fowler)

S. C. R. E. Mtge.-Rev. 8-1-63

Form FCA 408

Satisfied and Cancelled this 8 day of