

South Carolina, GREENVILLE County.

DONNIE S. TANKERSLEY

In consideration of advances made and which may be made by Blue Ridge  
Production Credit Association, Lender, to Thomas D. Lewis and Bennie Lee Lewis Borrower,  
(whether one or more), aggregating THREE THOUSAND SEVEN HUNDRED NINETY EIGHT AND 52/100  
(\$ 3,798.52), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in  
accordance with Section 45-55, Code of Laws of South Carolina, 1962, (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 SIX THOUSAND Dollars (\$ 6,000.00), 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 Cleveland Township, Greenville  
County, South Carolina, containing 15.055 acres, more or less, known as the Ledford Place, and bounded as follows:

Beginning at an iron pin at joint corner of property owned by the Grantees  
herein and Deering Milliken Company and proceeding thence S29-15E 1,546 feet to  
an old stone, thence S51-30E 270 feet to an old stone, thence N6-51W 1,506.5  
feet to an old Mon., thence S88-45W 526 feet to a Mon., thence N83-00W 263 feet  
to the point of beginning.

Also, all that piece, parcel or tract of land situate, lying and being in  
the County of Greenville, State of South Carolina, containing 106.45 acres, more  
or less, according to a plat of the S. C. Beattie Estate located in Greenville  
County and made by C. F. Webb, December, 1969, said plat being recorded  
in the R.M.C. Office for Greenville County, South Carolina in deed book 910  
at page 391, reference to which is hereby craved for a more complete description.  
This mortgage in regard to tracts of land described herein, said tract containing  
106.45 acres is second and junior to that mortgage held by David B. Brown, Jr.,  
said mortgage being recorded in the R.M.C. Office for Greenville County in  
Mortgage book 1183 at page 297.

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 24th day of April, 1974

Thomas D. Lewis (L.S.)  
(Thomas D. Lewis)  
Bennie Lee Lewis (L.S.)  
(Bennie Lee Lewis) (L.S.)

Signed, Sealed and Delivered  
in the presence of:

Wilbur H. Ghelan  
Jean B. Denny



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