

GREENVILLE  
DEC 22 4 20 PM 1964  
OLLIE FARNSWORTH  
R.M.C.

BOOK 982 PAGE 1

SOUTH CAROLINA, \_\_\_\_\_ COUNTY.

In consideration of advances made and which may be made by Blue Ridge Borrower,  
Production Credit Association, Lender, to Jennie B. Hawkins  
(whether one or more), aggregating One Thousand and NO/100 Dollars  
(\$ 1,000.00), (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 Two Thousand and NO/100 Dollars (\$ 2,000.00 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 Austin Township, Greenville  
County, South Carolina, containing 42 acres, more or less, known as the Hawkins Place, and bounded as follows:

ALL THAT PIECE, parcel and tract of land lying and being on the Anderson Bridge Road,  
in Austin Township, Greenville County, S. C. containing 42 acres more or less, and  
being the major portion of a tract of land containing 43.62 acres, more or less,  
according to a plat made by W. J. Riddle, Registered Land Surveyor, June 29, 1933,  
and referred to as the property of Hassie K. Smith, according to the Riddle plat  
and a plat made by C. C. Jones, Registered Surveyor, and referred to as the H. J.  
Capps, Jr. property.

Said 42 acres tract is bounded by lands now or formerly of Nancy Downs on the North,  
T. R. Cox Estate on the East, E. D. Dillon (now H. J. Capps, Jr.) on the South, and  
W. B. Kilgore on the West, and being all of 43.62 acre parcel of land set forth and  
described on the Riddle plat less however, a small parcel of approximately 1.62 acres  
conveyed to H. J. Capps, Jr.

For a more detailed description reference is made to the Riddle plat recorded in Plat  
Book UU, page 137, R.M.C. Office, Greenville County, South Carolina, and to the Jones  
plat recorded in Plat Book UU, page 137, R.M.C. Office, Greenville, South Carolina.

It is agreed and understood that this is a second mortgage to the mortgage held by  
the Federal Land Bank.

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 claim-  
ing 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 21st day of December, 1964

Signed, Sealed and Delivered  
in the presence of:  
Jennie B. Hawkins (L. S.)  
(Jennie B. Hawkins) (L. S.)  
\_\_\_\_\_  
(L. S.)

(J. R. Taylor) Ethel C. Alberson  
S. C. R. E. Mgt. - Rev. 8-1-63  
(Ethel C. Alberson)

Form PCA 402

Satisfied and Cancelled this 29 day of

Sept. 1966.

Blue Ridge Production Credit Association

J. R. Taylor  
Secretary - Treas

Witness Ethel Alberson

SATISFIED AND CANCELLED OF RECORD

11 DAY OF March 1968

Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:50 O'CLOCK A. M. NO. 23663