

SOUTH CAROLINA, Greenville COUNTY.

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to James J. Bracken Borrower, (whether one or more), aggregating Three Thousand Five Hundred Ninety Nine and 24/100-- Dollars (\$3,599.24), (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, 1982, (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 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 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 Grove Township, Greenville County, South Carolina, containing 14.9 acres, more or less, known as the Garrison Place, and bounded as follows:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, being bounded on the North, East and West by other lands of Garrison, on the South by other lands of Bracken and lands of Marshall Garrett, containing fourteen and nine-tenths (14.9) acres, more or less, according to plat of John C. Smith and J. Coke Smith, Reg. L. S. No. 974, dated May 18, 1950 and by said plat being more fully described as follows:

BEGINNING at an iron pin on line of Garrison at the Northeast corner of the tract herein conveyed and running thence along line of Garrison South 35-00 West 8.25; thence South 46-10 West 2.49 to iron pin; thence North 65-40 West 10.25 to iron pin; thence North 65-40 West along line of other lands of Bracken 5.95; thence North 52-20 East 11.78 to iron pin; thence South 65-40 East 13.00 chains to the BEGINNING corner. This is the tract conveyed to J. J. Bracken by H. W. Garrison, et al by deed dated May 22, 1954 and recorded on July 21st, 1954 in Deed Book 504, page 315 in the R. M. C. Office for Greenville County, South Carolina.

ALSO all that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, on the North side of road, being bounded on the North by lands of Bracken on the West by lands of Garrison and on the East by lands of Garrett, containing five (5) acres, more or less, according to a plat of survey prepared by John C. Smith and J. Coke Smith, Reg. L. S. dated May 18, 1950.

BEGINNING at an iron pin on the road, at corner of lands of Garrison, running thence along lands of Garrison, North 52 degrees 50 minutes East 6.80 to iron pin; thence along line of other lands of Bracken, South 65 degrees 40 minutes East 5.95 to iron pin; thence along line of Garrett South 46 degrees 10 minutes West 8.47 to iron pin on road; thence along road North, 50 degrees 15 minutes West 3.00; thence with road, North 43 degrees 45 minutes West 3.35 to the BEGINNING corner.

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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 pertaining.

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 9th day of January, 1969.

Signed, Sealed and Delivered

in the presence of:

W. R. Taylor (W. R. Taylor) and C. Alderson (s. c. A. Ethel - Rev. Alderson)

James J. Bracken (L.S.) (James J. Bracken) (L.S.)