

SOUTH CAROLINA, Greenville COUNTY.

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to J. R. Dickerson Borrower, (whether one or more), aggregating FIVE THOUSAND FIVE HUNDRED SEVENTY EIGHT DOLLARS AND 24/100 Dollars (\$5,578.24), (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, 1963, (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 SEVENTY FIVE HUNDRED Dollars (\$7,500.00), 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 Grove Township, Greenville County, South Carolina, containing 44.2 acres, more or less, known as the Place, and bounded as follows:

ALL that certain piece, parcel or lot of land situate, lying and being in Grove Township, Greenville County, South Carolina, containing 31.8 acres, more or less, as shown on a plat of property of Marie Davis Culbertson and the R.M. Culbertson Estate, prepared by W. J. Riddle on July 19, 1962, and having according thereto the following courses and distances, to-wit:

BEGINNING at a stone on the corner of Stella L. Bryson property, and running thence N. 39-30 W. 293 ft. to a stone; thence S. 80-00 W. 1100 ft. to a stake; thence S. 0-30 E. 1123 ft. to a stake; thence N. 89-15 E. 964 ft. to a stake; thence N. 15-0 E. 1136 ft. to the point of beginning; less, however, a 20 foot driveway or road along the line between Tracts No. 1 and 2, and also the driveway now open between Tracts No. 1 and 4, which is to be used as a roadway.

THIS being the same property heretofore conveyed to R.M. Culbertson and Marie Davis Culbertson by a deed recorded in the R.M.C. Office for Greenville County in Deed Book 390 at Page 178, and inherited by the grantors herein from the late R.M. Culbertson as will appear by the records in the Probate Court for Greenville County in Apt. 764, File No. 13.

ALSO, ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, containing 12.62 acres, more or less, as shown on a plat of John R. Dickerson property prepared by Robert E. Jordan, R.L.S., June 1968, and having according thereto the following courses and distances:

BEGINNING at an iron pin in the center of Old Augusta Road at the corner of C.F. Rogers property, and running thence along the center of said road S. 34-03 E. 396 feet to a nail; thence S. 14-58 W. 459.3 feet to an iron pin; thence N. 39-30 W. 301.9 feet to an iron pin; thence S. 80-00 W. 904.3 feet to an iron pin and stone; thence N. 17-56 E. 243.9 feet to an iron pin; thence N. 53-35 E. 598.3 feet to an iron pin; thence N: 75-26 E. 436.5 feet to the point of beginning.

THIS being a portion of the property inherited by the grantors herein from the late Charles F. Rogers, Sr., as will appear in the records of the Probate Court for Greenville County in Apartment 783, File No. 11. This conveyance is made subject to any and all restrictions or easements that may appear of record, on the recorded plat(s) or on the premises.

THE grantors reserve unto themselves, their heirs and assigns, an easement or right-of-way over the 20 foot driveway running along the Eastern boundary of said property, as shown on the aforesaid plat, for the purpose of ingress and egress to other property located South of the grantee's property, said easement or right-of-way to run with the land.

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 23rd day of March, 1977

Signed, Sealed and Delivered in the presence of

J. R. Dickerson (L.S.)

(W.R. Taylor)

(Louise Trammell)