

SOUTH CAROLINA, Greenville COUNTY.

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to Lee David Beauregard and Dagmar Z. Beauregard Borrower, (whether one or more), aggregating SEVEN THOUSAND FOUR HUNDRED EIGHTY SIX AND NO/100 Dollars (\$7,486.00), (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 TEN THOUSAND Dollars (\$10,000.00), 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 \_\_\_\_\_ Township, \_\_\_\_\_ County, South Carolina, containing \_\_\_\_\_ acres, more or less, known as the \_\_\_\_\_ Place, and bounded as follows:

ALL that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being on the Southwestern side of Beechwood Drive North in the County of Greenville, State of South Carolina, being known and designated as lot No. 28 on Plat of Beechwood Hills, recorded in the R.M.C. Office for Greenville County in Plat Book QQ, Page 35 and having, according to said plat, such metes and bounds as shown.

ALSO, ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, near the Town of Simpsonville containing ten (10) acres, more or less, according to a plat prepared by C.O. Riddle on August 10, 1963, and having the following courses and distances, to-wit:

BEGINNING at a point in the center of Jonesville Road, which point is located S. 46-14 E. 28.5 feet from an iron pin on the northwest side of said Road, and running thence with the line of H.F. West N. 46-14 W. 1,128.4 feet to an iron pin; thence N.43-41 E. 407.5 feet to an iron pin in line of property of Hazel Thackston; thence with the line of Hazel Thackston S. 46-14 E. 1,010.3 feet to a point in the center of said Road, passing over an iron pin 28.5 feet back on line; thence with the center of said Road S. 27-35 W. 425 feet to the point of beginning.

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 Mortgage, 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 1st day of April, 1971

Signed, Sealed and Delivered in the presence of:

William C. Sutor
Doris C. Sutor

Lee David Beauregard (L.S.)
Lee David Beauregard (L.S.)
Dagmar Z. Beauregard (L.S.)
Dagmar Z. Beauregard (L.S.)