

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to Albert M. Springfield and Patricia W. Springfield Borrower, (whether one or more), aggregating TWENTY ONE THOUSAND FIVE HUNDRED SIXTY DOLLARS AND 79/100 Dollars (\$ 21,560.79).

(evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 43-53, 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 THIRTY THOUSAND AND NO/100 Dollars (\$ 30,000.00), 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 Bates Township, Greenville County, South Carolina, containing 3.9 & lot acres, more or less, known as the Place, and bounded as follows.

ALL that piece, parcel, or tract of land located in Bates Township, Greenville County, South Carolina, located on the E. side of S.C. Hwy. #414, and further shown on a plat prepared by Terry R. Dill, dated January 14, 1969, the property conveyed has the following metes and bounds. BEGINNING at an iron pin on the East side of S.C. Hwy. #414 and thence N. 60-54 E. 355.6 ft. to an iron pin; thence N. 61-21 E. 223 ft. to an iron pin; thence S. 25-55 E. 320 ft. to an iron pin; thence S. 25-11 W. 220 ft. to an iron pin; thence N. 69-46 W. 200 ft. to an iron pin; thence N. 77-36 W. 364.7 ft. to an iron pin on the Eastern side of S.C. Hwy. #414; thence N. 6-47 W. 60 ft. to the beginning corner. This is a portion of the real property owned by the intestate, Robert A. Springfield, at the time of his death, together with all and singular the rights, members here- ditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s) heirs or successors and assigns, forever, And, the grantor(s), do(es) hereby bind the grantor (s) and the grantor(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

ALL that certain piece, parcel or lot of land in Bates Twp. Greenville County, State of South Carolina lying on the south side of the Pleasant Retreat Road having the following Metes & Bounds:

BEGINNING at point in Pleasant Retreat Road at Troy Gallaway's Corner and running thence with road as property line towards State Hwy. #414 N. 59-42 W. 175 ft. to nail; thence N. 84-28 W. 130 ft. to nail in road; thence S. 18-18 E. over iron pipe at 25 feet a total distance 175 ft. to iron pipe on Gallaway's line; thence N. 74-00 E. 235.2 feet to beginning corner.

This lot is part of the same land conveyed to Beulah Bates by L.A. Ashworth by deed dated October 18th, 1940 and recorded in R.M.C. Office of Greenville County, S.C. in Vol. 236, Page 91.

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(s), 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 December, 19 72

Signed, Sealed and Delivered in the presence of:

Robert W. Blackwell (Signature)
Louise Trammell (Signature)
S.C. A. E. Mfg. - Rev. 6-1-65

(Albert M. Springfield) (L.S.)
(Patricia W. Springfield) (L.S.)