

FILED
GREENVILLE CO. S. C.

BOOK 1383 PAGE 777

NOV 24 3 02 PM '76

BOOK 68 PAGE 162

South Carolina, GREENVILLE

County of GREENVILLE
R.M.C.

Blue Ridge

In consideration of advances made and which may be made by
Production Credit Association, Lender, to Ray L. Garren and Yvonne B. Garren Borrower,
(whether one or more), aggregating NINE THOUSAND SIX HUNDRED FIFTY EIGHT DOLLARS & 88/100
(\$ 9,658.88), (evidenced by notes dated 11-11-76), 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 FIFTEEN THOUSAND AND NO/100 Dollars (\$ 15,000.00), 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 Oaklawn Township, Greenville
County, South Carolina, containing 15.8 acres, more or less, known as the _____ Place, and bounded as follows:

ALL that certain piece, parcel or tract of land situate, lying and being in Oaklawn Twnship,
Greenville County, S.C. containing 8.04 acres, more or less, and being shown and designated
as Tract No. 14 on property of Nellie K. Hopkins Estate by Bakkum-DeLoach & Associates,
dated October 5, 1976; and recorded in the Office of the R.M.C. for Greenville County in
Plat Book 5 X, at Pages 31 & 32, and having, according to said plat, the following metes
and bounds, to-wit:

BEGINNING at an iron pin on the west side of Gunter Road, joint front corner of Tracts 13
and 14, and running thence along Tract 13, S. 50-15 W., 1,231.5 ft., a portion of which
distance runs through Hopkins Lake to a point in line of Tract 12-B, which point is also
the joint rear corner of Tracts 14 and 13; thence along the rear line of Tract 12-B, N. 51-00
W., 390.2 ft. to a point in said lake, joint rear corner of Tracts 12-B, 14 and 15; thence
along the line of Tract 15, N. 59-30 E. 1,366.1 ft., a portion of which distance runs
through Hopkins Lake to an iron pin on the west side of Gunter Road; thence along the west
side of Gunter Road, S. 25-45 E. 168 ft. to an iron pin on the west side of Gunter Road, the
beginning corner.

ALSO, ALL that certain piece, parcel or tract of land situate, lying and being in Oaklawn
Twnship, Greenville County, S.C. containing 7.76 acres, more or less, and being shown and
designated as Tract 15 on property of Nellie K. Hopkins Estate by Bakkum-DeLoach & Assoc.,
dated Oct. 5, 1976, and recorded in the Office of the R.M.C. for Greenville County in Plat
Book 5 X at Pages 31 & 32, and having, according to said _____ the following metes and
bounds, to-wit:

FILED
NOV 24 1976
R.M.C.
GREENVILLE
COUNTY
SOUTH CAROLINA

Created
Dennis S. Tankersley
AUG 27 1979

SATISFIED AND CANCELLED THIS
20th DAY OF August, 1979
BLUE RIDGE PRODUCTION CREDIT ASSN.
[Signature]
SECTY. TREAS. R

SEE ATTACHED REFER FOR ADDITIONAL PROPERTY COVERED HEREBY:

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 of the instruments executed by Borrower to Lender shall
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

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