

SOUTH CAROLINA, Greenville COUNTY

In consideration of advances made and which may be made by Greenville Production Credit Association, Lender, to Robert G. Hyatt and Thelma H. Hyatt, Borrower, (whether one or more) aggregating Seven Hundred Forty Two and 00/100 Dollars

(\$ 742.00), (evidenced by note(s) dated Oct. 25, 19 54, hereby expressly made a part hereof) and to secure said advances, and any additional advances (not exceeding an equivalent amount) that may subsequently be made to Borrower by Lender, to be evidenced by promissory notes, all renewals and extensions thereof, with interest until paid as provided in said note(s), and costs, including a reasonable attorney's fee of not less than ten per centum (10%) 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 Highland Township, Greenville County, South Carolina, containing 306 acres, more or less, known as the Ballard place, and bounded as follows:

All that certain parcel or tract of land containing 306 Acres, more or less, situated on waters of South Tyger River, near Tigerville, in Highlands Township, Greenville County, State of South Carolina, bounded by lands of Morris Barton, Theron Barton, Glenn and others, and being known as the Ballard land and the same conveyed to D. B. Tripp by deed of Henry Ballard, et al., recorded in Deed Book 293, page 331, R. M. C. Office for Greenville County, to which reference is hereby made for a more detailed description thereof.

This is the same property conveyed by D. B. Tripp to the said Robert G. Hyatt and Thelma H. Hyatt by deed recorded in Deed Book 419, page 35, R. M. C. Office for Greenville County on Sept. 15, 1950.

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 a certain recorded Chattel Mortgage and/or Crop Lien executed by Borrower to Lender according to the true intent of said Chattel Mortgage and/or Crop Lien, 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.

EXECUTED, SEALED, AND DELIVERED, this the 25th day of October 19 54

x Robert G. Hyatt (L. S.)

Signed, Sealed and Delivered

Robert G. Hyatt (L. S.)

in the presence of:

(L. S.)

Evelyn Miller Evelyn Miller W. R. Taylor W. R. Taylor

Thelma H. Hyatt

PROBATE FOR INDIVIDUALS

SOUTH CAROLINA, Greenville COUNTY

PERSONALLY appeared before me Evelyn Miller and made oath that

She saw the within named Robert G. Hyatt and Thelma H. Hyatt

sign, seal, and as their act and deed deliver the within mortgage; and that she, with W. R. Taylor

witnessed the execution thereof.

Sworn to and subscribed before me this the 25th day of October 19 54

W. R. Taylor Notary Public for South Carolina (L. S.)

Evelyn Miller Evelyn Miller

(OVER)

10-5-55

W.R. Taylor

with Evelyn Miller

29 Oct 55 Ellie Farnsworth 28185