

SOUTH CAROLINA, Greenville COUNTY.

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to H. B. Anthony Borrower (whether one or more), aggregating Six Thousand Seven Hundred Seventy Six and 00/100 Dollars

(\$ 6776.00), (evidenced by note(s) dated March 17, 19 59, 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, and all other indebtedness now due or to become due or hereafter contracted, 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 O'Neal Township, Greenville County, South Carolina, containing 48 1/2 acres, more or less, known as the _____ place, and bounded as follows:

All that certain piece, parcel or lot of land with all improvements thereon, to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, O'Neal Township, on the north west side of the Greenville-Tigerville road, and bounded by the lands now owned or formerly owned by W. L. Crain, R. J. Ellis, W. L. Coster and Viola P. Butler, et al, and having the following metes and bounds, to wit:-

"Beginning at a point on the Northwest side of the Greenville Road at the corner of land now or formerly belonging to R. J. Ellis, and running thence along the line of his property, N. 32 1/2 W. 23.84 chains to a stone in line of property of W. I. Crain; thence along the line of his property S. 58 3/4 W. 14.15 chains to a red oak, corner of property now or formerly belonging to Viola P. Butler--small tract of which was sold to W. L. Coster; thence S. 18 1/2 E. 29.00 chains to a point on the Greenville Road, thence along the line of said road in a northeasterly direction to the beginning corner, containing 48 1/2 acres, more or less, according to a survey thereof made by B. F. Neves, and recorded in the R. M. C. Office for Greenville County in Plat Book D, at page 141, including what was known as the gin-house lot. Being the same property conveyed to me by Mrs. Victor E. Smith by deed dated May 25th., 1944 and recorded in R. M. C. Office for Greenville County in Vol. 264, Page 94.

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 person 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 crop and/or chattel mortgage 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 17th day of March, 19 59

H. B. Anthony (L. S.)

Signed, Sealed and Delivered

in the presence of:

Ben P. Harris
Evelyn Miller
Evelyn Miller

PROBATE FOR INDIVIDUALS

SOUTH CAROLINA, Greenville COUNTY.

PERSONALLY appeared before me Ben P. Harris and made oath that he saw the within-named H. B. Anthony sign, seal, and as his act and deed deliver the within mortgage; and that he, with Evelyn Miller witnessed the execution thereof.

Sworn to and subscribed before me this the 17th day of March, 19 59

Evelyn Miller (L. S.)
Notary Public for South Carolina

Ben P. Harris

Notarized and Cancelled... Blue Ridge Production Credit Association... Notary Public for South Carolina