

8004 795 VALUE 192

SOUTH CAROLINA, Greenville County

In consideration of advances made and which may be made to Ruth L. Morgan Production Credit Association, Lender, Borrower (whether one or more), aggregating to One Thousand Six Hundred Fifty and 00/100 Dollars

(\$ 1,690.00), (evidenced by note(s) dated JULY 3, 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:

containing 32 3/4 acres, more or less, known as the Howard place, and bounded as follows:

All that certain piece, parcel, or tract of land, with all improvements thereon, or hereafter constructed, situate, lying and being in the state of South Carolina, County of Greenville, about 3 miles north of Tigerville, on headwaters of the South Tyger River and having the following notes and bounds:

Beginning at a stone 3XOM near a road leading from a state road to Ridge Road (on the dividing waters between Tigerville and U. S. Highway #25 between Greenville, S.C. and Asheville, N. C.) thence N. 13 1/2 W. 6.37 chains to a pine 3XOM; thence N. 22 1/2 W. 19.50 chains to stone 3XOM; thence S. 27 1/2 W. 19.45 chains to a stake 3XOM on a creek; thence down the creek to a road to the point of beginning; containing 32 3/4 acres more or less.

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, tenements, investments 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 deed and/or chattel mortgage executed by Borrower to Lender according to the true intent of said Chattel Mortgage and/or Deed, all of the terms, covenants, conditions, agreements, representations and obligations of which are made a part hereof to the extent as if set forth in express 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, on the 3rd day of July, 19 59

Ruth L. Morgan (L.S.)  
Ruth L. Morgan (L.S.)

Signed, Sealed and Delivered  
in the presence of:  
W. R. Taylor  
Polly Barnett  
Polly Barnett

PROBATE FOR INDIVIDUALS

SOUTH CAROLINA, Greenville County

PERSONALLY appeared before me W. R. Taylor and made oath that he saw the within-named Ruth L. Morgan

sign, seal, and as NOT act and did deliver the within mortgage; and that he, with Polly Barnett witnessed the execution thereof.

Sworn to and subscribed before me this the 3rd day of July, 19 59

Polly Barnett (L.S.)  
Polly Barnett Notary Public for South Carolina

W. R. Taylor  
W. R. Taylor

For Release 2 Acres See Deed Book 690 Page 272 deed to Mary Sue Howard

Subscribed and sworn to this 10th day of January, 1960  
W. R. Taylor  
Polly Barnett