

SOUTH CAROLINA, Greenville County.

BOOK 826 PAGE 263

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to James D. and Ruth H. Sims, Borrower (whether one or more), aggregating Three Thousand and Seventy Five and No/100 Dollars

(\$ 3075.00), (evidenced by note(s) dated June 1, 1960, 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, 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 Paris Mtn. Township, Greenville County, South Carolina, containing 3 acres, more or less, known as the Hudson place, and bounded as follows:

BEGINNING at an iron pin on the North Parker Road (formerly New Poor House Road) corner of property owned by Boldt, and running thence S. 80 E. 491.7 feet to an iron pin; thence S. 60 E. 165 feet to an iron pin in branch; thence with the branch, N. 28 1/2 E. 165 feet to an iron pin; thence N. 59 W. 379.5 feet to an iron pin; thence S. 62 W. 204.6 feet to an iron pin; thence S. 86 1/2 W. 217.4 feet to an iron pin in said Road; thence with said Road, S. 4 E. 85.14 feet to the beginning corner; being the same premises conveyed to the mortgagors herein by two separate deeds - one from Vergie Hudson dated Mar. 2, 1946, recorded in the R. M. C. Office for Greenville County in Deed Book 294, at Page 28, and the other from Eva L. Hudson by Deed dated Mar. 2, 1946 and recorded in the R. M. C. Office for Greenville County in Deed Book 294 at Page 29.

Also: All that piece, parcel or tract of land in Paris Mtn. Township, Greenville County, State of South Carolina as follows:

BEGINNING at an iron pin on the North Parker Road; thence N. 86 degrees 30' E. 217.14 feet to an iron pin; thence N. 62 degrees 00' E. 106.31 feet to an iron pin; thence S. 86 degrees 30' W. 307.55 feet to an iron pin; thence S. 3 degrees 30' W. 50 feet to the point of beginning; being the same premises conveyed to James D. Sims by Vergie Hudson by deed recorded in the R. M. C. Office for Greenville County in Deed Book 501 at page 45 on June 5, 1954.

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 land, 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 citations 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 1st day of June, 1960.

James D. Sims (L.S.) James D. Sims

Signed, Sealed and Delivered

in the presence of:

W. R. Taylor Polly Barnett

Ruth H. Sims (L.S.) Ruth H. Sims

PROBATE FOR INDIVIDUALS

SOUTH CAROLINA, Greenville COUNTY.

PERSONALLY appeared before me W. R. Taylor and made oath that he saw the within-named James D. and Ruth H. Sims sign, seal, and as their act and deed deliver the within mortgage; and that he, with Polly Barnett witnessed the execution thereof.

Sworn to and subscribed before me this the 1st day of June, 1960.

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

W. R. Taylor W. R. Taylor

For Subordination see R. E. M. S. C. Book 838 Page 349.