

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to John T. S. Peden Borrower (whether one or more), aggregating Four Thousand Eight Hundred and No/100 Dollars (\$ 4,800.00), (evidenced by note(s) dated 9-12-60, 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, 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 Fairview Township, Greenville County, South Carolina, containing 121 acres, more or less, known as the Peden place, and bounded as follows:

ALL that piece, parcel and lot of land containing One Hundred Twenty One (121) acres, more or less, lying and being in Fairview Township, Greenville County, and State of South Carolina on Nealy Ferry Road, and being bounded by lands now or formerly of Tom Coker on the North; C. A. Babb and Paul Gray on the East; David D. Stewart on the South; Nealy Ferry Road on the West and being fully set forth by courses and distances and metes and bounds on a plot thereof made by W. M. Nash, Surveyor, dated September 20, 1935, recorded in Plat Book CC, Page 154.

It is understood and agreed that this is a junior mortgage to one given to the Federal Land Bank.

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, benefits 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, right, 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 writing herein, that 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 12th day of September, 1960

John T. S. Peden (L.S.)
John T. S. Peden (L.S.)

Signed, Sealed and Delivered in the presence of W. R. Taylor and Polly Barnett (L.S.)
W. R. Taylor (L.S.)
Polly Barnett (L.S.)

PROBATE FOR INDIVIDUALS

SOUTH CAROLINA, Greenville COUNTY.

PERSONALLY appeared before me W. R. Taylor and made oath that he saw the within-named John T. S. Peden sign, seal, and as his act and deed deliver the within foregoing and that he, with Polly Barnett witnessed the execution thereof.

Sworn to and subscribed before me this 12th day of September, 1960
W. R. Taylor
W. R. Taylor
Polly Barnett
Polly Barnett Notary Public for South Carolina