

SOUTH CAROLINA, Greenville COUNTY.

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to Thomas G. Sloan, Ruth K. Sloan and John B. Mason, Borrower (whether one or more), aggregating Two Thousand One Hundred Forty Three and No/100 Dollars (\$ 2,143.00), (evidenced by note(s) dated October 11, 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 O'Neal Township, Greenville County, South Carolina, containing 28.02 acres, more or less, known as the Stokes place, and bounded as follows:

ALL that piece, parcel or lot of land in O'Neal Township, County of Greenville, State of South Carolina, lying on the West side of the Jordan Road, and having the following metes and bounds, to wit: BEGINNING at an iron pin in the Jordan Road and running thence with the outside lines taken from a survey made by R. E. Dalton, surveyor in 1918, and running thence S. 89-05 W. 812 ft. to a stone; thence N. 79-30 W., 2205 feet to a stone; thence S. 41-20 W., 543.5 feet to a stone; thence S. 89-20 E., 1147 feet to a stone; thence S. 14-50 W., 774 feet to a stone; thence S. 24-00 E., feet to a stake; thence with a meadow line N. 83-15 E., 633 feet to a stake on a terrace; thence with the terrace as the line S. 71-45 E., 132.5 feet to a bend; thence N. 42 E., 259 feet to a bend; thence N. 69-30 E., 100 feet; thence S. 76-45 E., 200 feet to a bend; thence N. 86-00 E., 100 feet to a bend; thence S. 80 E., 184 feet to a bend; thence N. 48-30 E., 100 feet to a bend; thence N. 24-30 E., 160 feet to a bend; thence N. 70-45 E., 344 feet to the water way; thence N. 76-45 E., 312 feet to a point in the Jordan Road; thence with the road the line N. 40-30 W., 251 feet to the beginning corner, less however 3.55 acres heretofore conveyed to Troy J. Stokes by deed recorded in deed book 345 page 421, and 6.4 acres heretofore conveyed to Troy J. Stokes by deed recorded in deed book 407 page 483, Greenville County R.M.C. Office, and containing a balance of 28.02 acres more or less and being all of the remainder of the land that was conveyed to us by deed of Alex Stokes, recorded in deed book 287 page 362, Greenville County R.M.C. Office. Bounded on the East by the Jordan Road, on the North by Smiley Sloan, on the West by Troy J. Stokes Estate and the J. E. Ballenger Estate, on the South by Ponder and Alex Stokes Estate.

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 11th day of October, 1960.

Signed, Sealed and Delivered in the presence of:

W. R. Taylor, Polly Barnett

Thomas G. Sloan (L.S.), Ruth K. Sloan (L.S.), John B. Mason (L.S.)

PROBATE FOR INDIVIDUALS

SOUTH CAROLINA, Greenville COUNTY.

PERSONALLY appeared before me M. B. Taylor and made oath that he saw the within-named Thomas G. Sloan, Ruth K. Sloan and John B. Mason 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 11th day of October, 1960. Polly Barnett (L.S.) Notary Public for South Carolina.

W. R. Taylor, W. R. Taylor