

SOUTH CAROLINA Greenville COUNTY

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to T. A. Cothran Sr. Borrower, (whether one or more), aggregating Four Thousand Four Hundred Sixty and No/100 Dollars (\$4,460.00), evidenced by note(s) of even date herewith, hereby expressly made a part hereof and to secure, in accordance with Section 4555, as amended, Code of Laws of South Carolina, 1962, (1) all existing indebtedness of Borrower to Lender (including but not limited to the above described advances), evidenced by promissory notes, and all renewals and extensions thereof, (2) all future advances that may subsequently be made to Borrower by Lender, to be evidenced by promissory notes, and all renewals and extensions thereof, and (3) all other indebtedness of Borrower to Lender, now due or to become due or hereafter contracted, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any one time not to exceed Ten Thousand and No/100 Dollars (\$10,000.00), plus interest thereon, attorney's fees and court costs, with interest as provided in said note(s), and costs including a reasonable attorney's fee of not less than ten (10%) per centum 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 Dunklin Township Greenville County, South Carolina, containing 80.75 acres, more or less, known as the Cothran Place, and bounded as follows:

All that piece, parcel or tract of land in Dunklin Township Greenville county State of South Carolina and having the following meets and bounds, located on the East side of the Holliday Dam road adjoining other property of the Estate of Esther C. Cothran and containing 79.40 acres more or less. Beginning at a point at the intersection of the Cooley's Bridge Road and the Holliday Dam Road, and thence along the Cooley's Bridge Road, N. 25 E. 5 chains to a point; thence N. 68 E. 10.50 chains to a point, ( stake 3x3m); thence S. 89 1/2 E. 38.90 chains to a stone, (3x3m); thence S. 2 1/2 E. 4.46 chains to Poplar 3x3m; thence S. 61 1/2 W. 49.40 chains more or less, to a point in the Holliday Dam Road; Thence with the Holliday Dam Road, N. 21-43 W. 194.1 feet to a pin; thence N. 14-34 W. 445.9 ft. to a pin; thence N. 13-38 W. 345 feet to pin; thence N. 19-22 W. 122.6 feet to pin; thence N. 29-07 W. 246.2 feet to the point of beginning.

ALSO, that certain tract of land situate across on the West side of the Holliday Dam Road from the above described property and having the following meets and bounds.

Beginning at an iron pin in the intersection of the Holliday Dam Road and the Cooley's Bridge Road, thence down the center of the Holliday Dam Road, S. 29-07 E. 245.9 feet to a pin; thence with said Road center of the Holliday Dam Road, S. 19-22 E. 132.8 feet to a pin; thence S. 70-05 W. 106.3 feet to a pin; thence N. 51-26 W. 282.7 feet to a pin in center of Cooley's Bridge Road; thence N. 39-10 E. 254.9 feet to the beginning point and containing 1.35 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, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appurtenances thereto belonging or in any wise 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 persons 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 all mortgages executed by Borrower to Lender according to the true intent of said Mortgages, all of the terms, covenants, conditions, agreements, representations and obligations of which are made a part hereto 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.

It is understood and agreed that all advances heretofore, now and hereafter made by Lender to Borrower, and all indebtedness now and hereafter owed by Borrower to Lender, and any other present or future indebtedness or liability of Borrower to Lender, whether as principal debtor, surety, guarantor, endorser or otherwise, will be secured by this instrument until it is satisfied of record. It is further understood and agreed that Lender, at the written request of Borrower, will satisfy this mortgage whenever: (1) Borrower owes no indebtedness to Lender, (2) Borrower has no liability to Lender, and (3) Lender has not agreed to make any further advance or advances to Borrower.

This agreement shall inure to the benefit of Lender, its successors and assigns, and any successor, or assign of Lender may make advances hereunder, and all such advances and all other indebtedness of Borrower to such successor or assign shall be secured hereby. The word "Lender" shall be construed to include the Lender herein, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED, this the 30th day of January 1961

Signed, Sealed and Delivered in the presence of W. R. Taylor Secy. Treas. Ethel Allison

T. A. Cothran Sr. T. A. Cothran Sr.

S. O. R. E. Mgr. - Rev. 7-15-60

Form FCA 402

Satisfied and cancelled this 15 day of Jan. 1966.

Blue Ridge Production Credit Assn. W. R. Taylor Secy. Treas. Witness - Ethel Allison

SATISFIED AND CANCELLED OF RECORD 1 DAY OF February 1966 Ethel Garrison M. C. FOR GREENVILLE COUNTY, S. C. AT 11:12 O'CLOCK P. M. NO. 22273

BAD COPY

For Release R/W to Duke Power Co. See Deed Book 740 Page 77