

In consideration of advances made and which may be made by Blue Ridge
 Production Credit Association, Lender, to A. B. Schwiers Borrower,
 (whether by or more), aggregating One Thousand Five Hundred Fifty and No/100 Dollars
 (\$ 1,555.00), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 45-55,
 as amended, Code of Laws of South Carolina, 1952, (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 Three
Thousand and No/100 Dollars (\$ 3,000.00),
 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, Underigned, 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 Grove Township, Greenville County, South Carolina, containing West acres, more or less, known as the West Place, and bounded as follows:

All those two pieces, parcels and lots of land lying and being in Township, County and state aforesaid, being known and designated as lots number 2 and 3 of the J. I. West subdivision as shown on plat of Dalton and Neves, Surveyors, dated November 1940 and revised in September, 1943 and being recorded in Plat Book 777, Page 83 and containing in the aggregate Two Hundred Twenty Eight and Eleven Hundredths (228.11) acres being the same lands conveyed to August B. Schwiers by Charles P. Ballenger by deed dated March 31, 1950, recorded in Deed Book 405, Page 109, The said parcel of land lies on the western side of the Augusta Road and is a prtion of the lands conveyed to Charles P. Ballenger by the First National Bank of Greenville as executor and trustee of the Estate of J. I. West, deceased, and being bounded by lands now or formerly of Joe Garrétt and W. A. King on the North; the Augusta Road on the East, Tracts 4 and 5 of the J. I. West lands on the South and Joe Garrétt on the West. Tract No. 2 contains Eighty Six and Wighty Seven One Hundredths (86.87) acres and tract No. 3 contains One Hundred Forty One and Twenty Four One Hundredths (141.24) acres. The said lands are fully described by courses and distances and metes and bounds on the Dalton and Neves Plat and references is here made to the said plat and to the deed from Charles P. Ballenger to August B. Schwiers for a more definite and particular description.

It is understood and agreed that this is a Junior Mortgage to the Federal Land Bank of Columbia, S. C.

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 Underigned, 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 agreed 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 Mortgage, 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 extreme 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 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 of 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 or herein, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED, this the 15th day of February, 1961.
 Signed, Sealed and Delivered
 in the presence of:
W. R. Taylor
W. R. Taylor
Edith Barnett
Edith Barnett
 S. C. R. L. Reg. - Rev. 7-13-50
 Form PCA 402

Satisfied and Cancelled this 28 day of Jan. 1963
 Blue Ridge Production Credit Association
 Witness E. Albers
Jo Jordan
 SATISFIED AND CANCELLED OF RECORD
30 DAY OF Jan. 1963
Ellie Lumsdott
 R.M.C. FOR GREENVILLE COUNTY, S. C.
 AT 2:29 O'CLOCK P.M. NO. 21470