

SOUTH CAROLINA Spartanburg COUNTY.

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to D. C. Price Borrower, (whether one or more), aggregating EIGHT THOUSAND TWO HUNDRED NINETY AND NO/100 Dollars (\$ 8,290.00 ), evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 45-56, as amended, Code of Laws of South Carolina, 1963, (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 TWENTY FIVE THOUSAND AND NO/100 Dollars (\$ 25,000.00 ), 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 Reidville Township, Spartanburg County, South Carolina, containing \_\_\_\_\_ acres, more or less, known as the \_\_\_\_\_ Place, and bounded as follows:

about four miles South from Greer, being bounded on the North by J. T. Massengale and others; East by L. Jones; South and West by lands formerly of S. J. Hendrix Estate, and being the southern portion of the same tract of land conveyed to J. T. Massengale and G. D. Massengale by the Federal Land Bank of Columbia, S. C., December 2, 1940, and recorded in the office of the R.M.C. for Spartanburg County in deed book 9-W, Page 547, and having the following metes and bounds:

BEGINNING on an iron pin in road and on the L. Jones line, a point 200 feet South from the joint corner of L. Jones and J. T. Massengale and G. D. Massengale, and runs thence with the Jones line S. 20-00 W. 1069 feet to a corner just South of a branch; thence N. 38-45 W. 290.5 feet to a stone North of the same branch; thence N. 5-45 E. 357.7 feet to a stone; thence N. 23-30 E. 264.7 feet to a stone; thence N. 56-10 W. 726 feet to a stone; thence N. 43.45 E. 448 feet to an iron pin the center of the above mentioned road; thence with the center of the said road S. 51-30 E. 883 feet to the beginning corner and containing 13.50 acres, more or less. (Less 2.47 acres sold) This being the same property conveyed to G. D. Massengale by deed of J. T. Massengale dated September 7, 1945, and recorded in R.M.C. Office for Spartanburg County in Vol. 12-S, Page 190; and conveyed to me by G. D. Massengale by deed dated January 6, 1961, and recorded in Deed Book 26-Q, Page 295 R.M.C. Office for Spartanburg County, South Carolina.

ALSO: All real estate given as security and described in that certain instrument dated May 15, 1958, and recorded in Real Estate Mortgage Book 747, Page 111, ~~Book of Records~~ R.M.C. Office for Greenville County, South Carolina.

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 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, each 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 express 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 words "Lender" shall be construed to include the Lender or herein, its successors and assigns.

EXECUTED, SCALED, AND DELIVERED, this the 16th day of January, 1961

Signed, Sealed and Delivered in the presence of: (D. C. Price) (J. Lancaster) (W. A. Hambright) Form PCA 402

RECORDED 1961 JAN 19 AM 10:27 R.M.C. 61 JAN - 5 2 11 12551

Satisfied and cancelled this 3rd day of Jan. 1962 Blue Ridge Production Credit Assoc. My: W.A. Hambright Sec - Treas Dist: Juanita Lancaster

PAID AND SATISFIED IN FULL MORTGAGED AND CANCELLED OF RECORD THIS DAY OF January 1962 AT 10:43 O'CLOCK A.M. NO. 17301