

SOUTH CAROLINA Greenville County

In consideration of advances made and which may be made by Blue Ridge  
 Production Credit Association, Lender, to Horace F. Forrester Borrower,  
 (whether one or more), aggregating One Thousand and no/100 Dollars  
 (\$ 1,000.00 ), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 45-85,  
 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 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, 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 Highland Township, Greenville  
 County, South Carolina, containing 142 acres, more or less, known as Tract 3 Ward Estate Place, and  
 bounded as follows:

Beginning at a large poplar near the old Ward Mill and on the right bank of  
 Pax Creek; thence down the meanderings of said Creek to a stake; thence up Pax  
 Mountain S. 78 E. 4.50 chains to a small pine; thence N. 81 E. 3.60 chains to a  
 pile of stone; thence N. 62 E. 2.32 chains to a stake; thence N. 67 E. 6.50 chains  
 to a pine; thence N. 86 E. 2.23 chains to a stone; thence N. 68 E. 11.30 chains to  
 Spanish Oak; thence N. 26 W. 4.24 chains to a pile of stone; thence N. 70 E. 18.26  
 chains to a stake near Pax Mountain ~~Mill~~ Road; thence N. 46 E. 7.45 chains to a stake  
 near a spring; thence N. 46 E. 1 chain to a stone; thence N. 20 W. 24.60 chains to  
 a stone in Mill Road; thence S. 84 W. 7.50 chains to fork in said road; thence S.  
 55 W. 3.20 chains to a large double Pine; thence S. 84 W 13 chains to a stake; thence  
 N. 35 W. 3.20 chains to the beginning corner.

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, tenements and appurtenances to the said premises belonging or in any way incident or  
 appertaining.

TO HAVE AND TO HOLD, all and singular the said land and premises unto Lender, its successors and assigns with all the rights, privileges, members and  
 appurtenances thereto belonging or in any way 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, free and quiet, Underneath, his heirs, executors, administrators and assigns and all other persons lawfully claim-  
 ing 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 in respect to the aforesaid indebtedness and shall perform all of the terms, covenants, condi-  
 tions, 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 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.

If 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 with all and singular the rights, members, tenements and appurtenances thereto belonging or in any way appertaining,  
 will satisfy this mortgage whenever: (1) Borrower pays all indebtedness to Lender; (2) Borrower has no liability to Lender; and (3) Lender has not agreed to make  
 any further advances 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  
 or herein, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED, this 31st day of August, 1961  
 Signed, Sealed and Delivered  
Horace F. Forrester (L.S.)  
Horace F. Forrester (S.S.)  
W. A. Hambright (S.S.)  
W. A. Hambright (S.S.)  
W. A. Hambright (S.S.)  
W. A. Hambright (S.S.)

Satisfied and Cancelled this 19 day of  
March 1962  
 Blue Ridge Production Credit Association  
W. A. Hambright  
 Vice President  
C. L. Queen  
 Witness

SATISFIED AND CANCELLED OF RECORD  
29 DAY OF March 1962  
Ellie J. Janss  
 CLERK  
 N. H. C. FOR GREENVILLE COUNTY, S. C.  
 8:34 'CLOCK A. M. NO. 24072