

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to John Hopkins Borrower,

(whether one or more), aggregating Six Hundred and No/100 Dollars (\$600.00), (evidenced by promissory notes herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 48-48, as amended, Code of Laws of South Carolina, 1955, 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 Two Thousand and No/100 Dollars (\$2,000.00), 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 Oaklawn Township, Greenville County, South Carolina, containing 16.4 acres, more or less, known as the \_\_\_\_\_ Place, and bounded as follows:

All that lot of land in Oaklawn Township, Greenville County, State of South Carolina being shown as the major portion of Tract No. 2 on plat of property of George W. Arnold made by W. J. Riddle in December, 1946, and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin in the road leading to Fox Shoals, said pin being the joint corner of Tracts Nos. 1 and 2, running thence with the County Road, as a line N. 70-30 W. 886 feet to iron pin at the intersection of said road with another road; and at the corner of a 3.40 acres tract conveyed to Ellison Brook; thence with the line of Brook land, N. 15-30 E. 825 feet to iron pin in line of tract No. 3; thence with line of tract No. 3, N. 67-45 E. 260 feet to iron pin; thence continuing with line of Tract No. 3 S. 62-30, E. 369 feet to iron pin in line of property now or formerly owned by Ridgeway; thence with the line of Ridgeway S. 1-30, E. 1003 feet to an iron pin in center of road, the point of beginning.

This is the tract of land deeded to John Hopkins by George W. Arnold on 12-5-51, recorded on 12-10-51 in Deed Book 447, Page 166 in the office of R. M. C. for Greenville County, South Carolina.

FEB 21 4 45 PM 1962  
COUNTY CLERK  
A. M. H. H.

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 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 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 expresso 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 owns no 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 heretofore, 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 19th day of February, 1962

John Hopkins (L. S.)  
John Hopkins (L. S.)  
\_\_\_\_\_ (L. S.)

Signed, Sealed and Delivered  
in presence of  
W. R. Taylor  
Edith Alberson  
W. R. Taylor  
Edith Alberson

S. C. H. R. Migr. - Rev. 9-1-60

Form FCA 602

*Satisfied and cancelled this 3rd day of Jan. 1966  
Blue Ridge Production Credit Assn.  
W. R. Taylor Secy-Treas.  
Witness - Edith Alberson*

SATISFIED AND CANCELLED OF RECORD  
1 DAY OF February 1966  
Edith Alberson  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
NO. 4112 O'CLOCK P. M. NO. 22273