

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to Pearl M. Neves, Roberta N. Smith, & Wenonah N. Mills Borrowers, (whether one or more), aggregating Six Hundred Twenty & no/100 Dollars (\$20.00), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 46-28, 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 One Thousand & no/100 Dollars (\$1000.00), 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 Highland Township, Greenville County, South Carolina, containing 49.5 acres, more or less, known as the Wingo Farm, Place, and bounded as follows:

All of that certain tract of land containing Forty-nine and one-half (49 1/2) acres, more or less, lying and being situated in Highlands Township, Greenville County, S. C., about six miles from the town of Campobello, being a part of the S. G. Wingo Farm. Said tract of land is bounded now or formerly as follows: North by R. L. McMillan, East by a public road which separates this tract from another tract of the said Wingo Farm sold to W. P. Neves, South by a tract of Said Wingo Farm, sold to J. E. Neves, and West by Tyger River and Phillip Turner, said tract of land being more particularly described in a plat made by W. N. Willis, C. E., on September 12, 1933, a copy of which is now on file with The Federal Land Bank of Columbia.

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.

UNDERIGNED 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 whosever 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 hereof to the same extent as if set forth in extenso herein, then this instrument shall cease, terminate 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 or 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 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, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED, this 25th day of May, 1962

Signed, Sealed and Delivered in the presence of J. Louis Smith, J. B. Mills, James B. Mills, Pearl M. Neves, Roberta N. Smith, Wenonah N. Mills

J. B. Mills Sec'y - Treas

Satisfied and Cancelled this 16th day of Sept., 1965 Blue Ridge Production Credit Association W. R. Taylor Sec'y - Treas Witness: C. Alberson

SATISFIED AND CANCELLED OF RECORD 16 DAY OF Sept. 1965 Ollie Farnsworth R.M.C. FOR GREENVILLE COUNTY, S. C. AT 10:00 O'CLOCK P.M. NO. 8696