

SOUTH CAROLINA Greenville County

In consideration of advances made and which may be made by Kline Ridge Production Credit Association, Lender, to Roy J. Owens and A. K. OWENS (whether one or more), aggregating Twenty Four Thousand, Four Hundred Twenty-Five and No/100 Dollars (\$24,425.00), evidenced by note(s) of even date herewith, hereby expressly made a part hereof, and to secure, in accordance with Section 35-1-10, 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 Thirty Thousand and No/100 Dollars (\$30,000.00), 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 percent 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 Grove Township, Greenville County, South Carolina, containing 208 Acres, more or less, known as the \_\_\_\_\_ Place; and bounded as follows:

ALL that certain piece, parcel or lot of land, containing Nineteen and Fourteen one hundreth (19.14) acres more or less, according to survey and plat of Dean C. Edens and Charles K. Dumm, registered land surveyors, surveyed the 8th day of May 1961, said property lying and being in Grove Township, State and County aforesaid, having the following courses and distances to wit; BEGINNING at Nail in center of road leading from old Palzer Road to Way Cross Church; thence S-80-32-E-343 feet to nail in center of said road; thence S-1-30-E-168.5 feet to iron pin; thence S-81-15-E-260 feet to angle; thence S-46-51-E along Rogers property line 166 feet to iron pin; thence S-13-30-E-153 feet to iron pin, joint corner of grantor and Cleveland Estate thence along Cleveland property line S-27-30-W 690.2 to iron pin; thence S-27-15-W 957 feet to iron pin near Red Oak Stump; thence along line of Owens and Hendrix N-54-30-W-104 feet to iron pin at rock; thence along line of Furman Billingsley N-21-20-E-911 feet to iron pin at rock; thence N-71-25-W-415.5 feet to iron pin; thence N-9-50-E-936.7 feet along Davis property line to beginning corner.

ALL that piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, being part of tract No/ 1 of the W. W. Stover lands according to plat recorded in Plat Book C, Page 70, R.M.C. office for said Greenville County and having the following metes and bounds to wit: BEGINNING in the center of the public road leading from Old Palzer Road to the Augusta Road on the Cleveland line and running thence in an easterly direction with the center of said road 23.37 chains to the center of bridge over Grove Creek; thence southerly with the meanderings of said creek approximately 34.30 chains to the mouth of a branch; thence westerly up the branch 11.60 chains to a corner; thence leaving the branch N 3 E 1.66 chains to a stone; thence N-42-1/2-W 21.85 to a stone on Cleveland corner; thence with the Cleveland line N-55-3/4-E 20.52 to the beginning corner, containing 67 acres more or less. Less 3.89 acres sold to Harold Garrett.

SEE ATTACHED RIDER FOR ADDITIONAL SECURITY

A default under this instrument or under any other instrument heretofore or hereafter executed by Borrower 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, together with all and singular the rights, 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 the title to the said premises unto Lender, its successors and assigns, from and against Undersigned, his heirs, executors, administrators and assigns and all 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 above described principal and all interest and other sums secured by this or any other instrument executed by Borrower as security to the aforesaid indebtedness and shall comply with 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, 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 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 the 5TH day of JUNE, 1962

Signed, Sealed and Delivered in presence of: W. K. Taylor

Lula M. Cothran

Roy J. Owens (A.S.) A.K. Owens (A.S.) A. K. Owens

See Deed of Roy J. Owens & A. K. Owens to Duke Owen Esq. 871 Page 448

In Subordination See R. G. W. Bore 899 Page 375