

SOUTH CAROLINA Greenville County

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to John T. S. Peden (whether one or more), aggregating Four Thousand Eight Hundred and No/100 Dollars (\$4,800.00), evidenced by note(s) of \$4,800.00, made a part hereto, and in return, in accordance with Section 45-29, 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 advance), 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, hereinafter 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 Fifteen Thousand and No/100 Dollars (\$15,000.00), 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 Fairview Township, Greenville County, South Carolina, containing 121 acres, more or less, known as the Peden Place, and bounded as follows:

All that piece, parcel and lot of land containing One Hundred Twenty One (121) acres, more or less, lying and being in Fairview Township, Greenville County, and State of South Carolina on Neely Ferry Road, and being bounded by lands now or formerly of Tom Coker on the North; C. A. Babb and Paul Gray on the East; David D. Stewart on the South; Neely Ferry Road on the West and being fully set forth by courses and distances and metes and bounds on a plat thereof made by W. M. Nash, Surveyor, dated September 20, 1935, recorded in Plat Book 00, Page 151.

It is understood and agreed that this is a junior mortgage to one given to the Federal Land Bank.

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.

UNDERWRITING 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, 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 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 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 word "Lender" shall be construed to include the Lender herein, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED, this the 14th day of Sept. 1962

John T. S. Peden (L.S.) (John T. S. Peden) (L.S.)

Signed, Sealed and Delivered in the presence of W. R. Taylor (W. R. Taylor) Ethel G. Johnson (Ethel G. Johnson)

Form FCA 401

Satisfied and cancelled this 14th day of Oct. 1965. Blue Ridge Production Credit Assn.

W. R. Taylor Sec'y-Treas. Witness: Ethel Johnson

RATIFIED AND CANCELLED OF RECORD 14 DAY OF October 1965 Ethel Johnson R. C. FOS GREENVILLE COUNTY, B. C. 69 1130 DUNCAN A. B. NO 12944