

Blue Ridge

In consideration of advances made and which may be made by Lender, to Joe B. Green and Annie Sue Green... (whether one or more), aggregating Ten Thousand One Hundred Sixty Five and No/100 Dollars (\$10,165.00)...

All that tract of land located in Austin Township, Greenville County, South Carolina, containing .75 acres, more or less, known as the Green Place, and bounded as follows:

BEGINNING at a stake on the South side of a branch, at the corner of property of C. M. Greene, and thence with the branch as the line, N. 50-00 E. 550 feet to a stake; thence still with said branch, N. 17-00 E. 360 feet to an iron pin in a gully, corner of property now or formerly of W. B. Traynham; thence with said gully as the line the following courses and distances, to-wit: S. 76-30 E. 320 feet to a pin; thence S. 66-00 E. 205 feet to a pin; thence N. 80-30 E. 208 feet to a stake at the end of said gully; thence S. 69-45 E. 500 feet to a stake; thence N. 48-15 E. 700 feet to a stake; thence S. 42-45 E. 761 feet to a stake in line of property now or formerly of Adams; thence with said Adams line, S. 24-45 W. 1635.8 feet to an iron pin; thence S. 47-13 W. 1506 feet to a stake near the East side of a drive near the Fowler Road at the corner of property to be conveyed to C. M. Greene; thence N. 7-52 W. 474.2 feet to a stake at the North edge of said road, which point is the easternmost corner of property heretofore conveyed to C. M. Greene; thence along line of C. M. Greene property N. 60-58 W. 326 feet to an iron pin in said road; thence N. 55-19 W. 465.1 feet to a Black Gum; thence N. 48-45 W. 571.3 feet to a stake; thence N. 55-15 W. 231 feet to the beginning corner.

The above described property is the same devised to the grantors herein by the last Will and Testament of J. A. Green, Deceased, which will appear of record in the Office of the Probate Court for Greenville County, S. C., in Apartment 614, File 28.

It is agreed and understood that this mortgage is a second mortgage to the one given to Farmers Home Administration.

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. UNDEBITIONED 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 whatsoever 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 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 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 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 14th day of Sept. 1962. [Signatures of Joe B. Green and Annie Sue Green] Signed, Sealed and Delivered in the presence of [Signatures of W.R. Taylor and Ethel G. Peterson]