

SOUTH CAROLINA Greenville County.

In consideration of advances made and which may be made by Blue Ridge OLLIE FARNSWORTH Borrower, Production Credit Association, Lender, to Joe K. Vardin R.M.C. Borrower, (whether one or more), aggregating Two Thousand Eight Hundred Thirty Eight and No/100 Dollars (2,838.00), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 45-25, as amended, Code of Laws of South Carolina, 1928. (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 Five Thousand & No/100 Dollars (5,000.00), 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 Butler Township, Greenville County, South Carolina, containing 11 acres, more or less, known as the Verdin Place, and bounded as follows:

ALL that certain piece, parcel, or tract of land situate, lying and being in the State of South Carolina, County of Greenville, in Butler Township, as is more fully shown according to a plat of property of J. A. Hamby prepared by W. J. Riddle, Reg. L.S., November 18, 1933 and recorded in the R.M.C. Office for Greenville County in Plat Book 88, at Page 197, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stone at the corner of property now or formerly of Florrie Bell and property now or formerly of R. A. Peace, and running thence S. 39-45 E. 6.32 chains to a stone; and running thence S. 15-30 E. 11.51 chains to a stake in the line of property now or formerly of L. M. Verdin; and running thence along the line of property now or formerly of L. M. Verdin, N. 56-36 W. 18.86 chains, crossing a branch, to a stone; and running thence N. 4-30 W. 66 feet to a post oak (dead) in the line of property now or formerly of Florrie Bell; and running thence along the line of property now or formerly of Florrie Bell, N. 61-30 E. 9.90 chains, crossing said branch, to the point of beginning, containing 11.12 acres, more or less; being part of the property conveyed to me by J. A. Hamby by his deed dated June 21, 1956 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 555, at page 233.

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, franchises, benefits and appurtenances to the said premises belonging or in any way 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, franchises and appurtenances thereto belonging or in any way 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, free 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 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 or heretofore, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED, this 11th day of January, A.D. 1933.

Signed, Sealed and Delivered

in the presence of W. R. Taylor
(W. R. Taylor) Ethel C. Alberson
(Ethel C. Alberson)

Joe K. Vardin (J. K.)
(Joe K. Vardin) (J. K.)

(J. K.)

Form FCA 68

Satisfied and Cancelled this 12 day of

SATISFIED AND CANCELLED BY FILED
12 DAY OF Feb. 1938
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY
AT 1:06 O'CLOCK P. M. NO. 21236

Jan. 20 1938
Blue Ridge Production Credit Association

W. R. Taylor
Witness E. Alberson