

Blue Ridge

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to Elijah Hawthorne (whether one or more), aggregating Six Thousand Three Hundred Fifty Seven and No/100 (6,357.00) (extended by note(s) of even date herewith, hereby approved made a part hereof) and to secure, in accordance with Article 22, as amended, Code of Laws of South Carolina, 1962, (3) all existing indebtedness of Borrower to Lender (including but not limited to the above described indebtedness evidenced by promissory notes, and all renewals and extensions thereof, (4) all future advances that may subsequently be made to Borrower by Lender, as to be evidenced by promissory notes, and all renewals and extensions thereof, and (5) all other indebtedness of Borrower to Lender, now due or to become due at hereafter maturing, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness constituting at any one time not to exceed Eight Thousand Five Hundred & No/100 (8,500.00) 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 principal due thereon and charges as provided in said note(s) and herein. Undersigned has granted, assigned, sold, conveyed and mortgaged, and by these presents does hereby, grant, assign, 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 111.64 acres, more or less, known as the Garrison Place, and bounded as follows:

ALL THAT PIECE, parcel and tract of land lying and being in Grove Township, Greenville County, South Carolina, about 2 miles East of Sandy Springs Church, containing sixty-four (64) acres, more or less, according to survey and plat made by J. Mac Richardson, Reg. Land Surveyor, dated March, 1960. Said tract of land is bounded on the north by J. T. Garrison, on the east by C. M. Garrison, on the south by the Gunter lands and on the west by the John Chapman lands and being fully described by courses and distances and metes and bounds on the Richardson plat, recorded in Plat Book X, page 137, R.M.C. Office for Greenville County and reference is made thereto for a more definite and particular description. Said lands having been conveyed to Elijah Hawthorne by Mattie L. Garrison Andrews by deed dated August 11, 1951, and recorded in Deed Book 110, page 41, less however the following acreage conveyed by Elijah Hawthorne to Bill Earle, 1 acre; Dorothy Jackson, 1/2 acre; Joe Scott Hawthorne, 1 acre; and Twymon Hawthorne 1.04 acres, and recorded in the R.M.C. Office for Greenville County, S. C. on November 19, 1963.

ALSO ALL that piece, parcel and tract of land lying and being in Grove Township, Greenville County, South Carolina, and being bounded by lands, now or formerly, of V. D. Hopkins and Laura Yeargin and is the same tract of land conveyed to John Chapman by T. R. Bryant by deed dated December 11, 1923, recorded in Deed Book 97, page 586, containing fifty-one and eighteen one-hundredths (51.18) acres more or less, according to survey and plat made by John D. Pearson, under date of September 7, 1883, recorded in the R.M.C. Office for Greenville County in Plat Book 11, page 177, with reference being made to the Pearson Plat for a more detailed description. It is likewise the same lands owned by John Chapman at the time of his death intestate and was by Order of the Court conveyed by E. Inman, Master, unto Ella Chapman, Blanche Hawthorne, Mildred Watson, Leona Hawthorne, Louise Hawthorne, Nannie Anderson and Mary Shumate by deed dated April 30, 1955, recorded in Deed Book 559, at page 255.

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.

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, 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 Mortgage, 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 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 19th day of November, 1963.

Elijah Hawthorne (L. S.)

Signed, Sealed and Delivered in the presence of: W. R. Taylor, Ethel C. Alberson, Ethel C. Alberson

Form FGA 602

Satisfied and Cancelled this 1st day of Feb. 1964.

Blue Ridge Production Credit Association W. R. Taylor Sec'y Treas E. Alberson Jo Jordan Witness

SATISFIED AND CANCELLED OF RECORD 6 DAY OF Feb. 1964 Ellis Farnsworth R.M.C. FOR GREENVILLE COUNTY, S. C. 9:56 O'CLOCK AM. NO. 22149