

In consideration of advances made and which may be made by Blue Ridge FILED  
 Production Credit Association, Lender, to Jennie B. Hawkins GREENVILLE 0016 C-1 Borrower,  
 (whether one or more), aggregating Five Hundred and No/100 Dollars  
 (\$ 500.00), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to agree, in accordance with Section 48-48,  
 as amended, Code of Laws of South Carolina, 1923, (1) all existing indebtedness of Borrower to Lender (including any advances) related to the above described advances),  
 evidenced by promissory notes, and all renewals and extensions thereof, (2) all future advances to 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 One  
Thousand Five Hundred No/100 Dollars (\$ 1,500.00), plus interest at all other attorney's fees and court costs; with interest 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 mort-  
 gage, in fee simple unto Lender, its successors and assigns:

All that tract of land located in Austin Township, Greenville  
 County, South Carolina, containing 42 acres, more or less, known as the Hawkins Place, and bounded as follows:

ALL THAT PIECE, parcel and tract of land lying and being on the Anderson Bridge Road,  
 in Austin Township, Greenville County, S. C. containing 42 acres more or less, and  
 being the major portion of a tract of land containing 43.62 acres, more or less,  
 according to a plat made by W. J. Riddle, Registered Land Surveyor, June 29, 1933,  
 and referred to as the property of Hassie K. Smith, according to the Riddle plat  
 and a plat made by C. C. Jones, Registered Surveyor, and referred to as the H. J.  
 Capps, Jr. property.

Said 42 acres tract is bounded by lands now or formerly of Nancy Downs on the North,  
 T. R. Cox Estate on the East, E. D. Dilcon (now H. J. Capps, Jr.) on the South, and  
 W. B. Kilgore on the West, and being all of 43.62 acre parcel of land set forth and  
 described on the Riddle plat less however, a small parcel of approximately 1.62 acres  
 conveyed to H. J. Capps, Jr.

For a more detailed description reference is made to the Riddle plat recorded in Plat  
 Book UU, page 137, R.M.C. Office, Greenville County, South Carolina, and to the Jones  
 plat recorded in Plat Book UU, page 137, R.M.C. Office, Greenville County, South  
 Carolina.

It is agreed and understood that this is a second mortgage to the mortgage held by  
 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, benefits 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 whatsoever lawfully claim-  
 ing 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, condi-  
 tions, 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 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 Lend-  
 er herein, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED, this the 27th day of JANUARY, 1964.

Jennie B. Hawkins (L. S.)  
(Jennie B. Hawkins) (L. S.)  
 \_\_\_\_\_ (L. S.)

Signed, Sealed and Delivered  
 in the presence of:  
W. R. Taylor  
Ethel C. Albersson  
 W. R. Taylor  
 Ethel C. Albersson  
 N. C. R. E. Mfg. - Rev. 9-1-60

Form FCA 408

Satisfied and Cancelled this 2nd day of  
Jan, 1964  
 Blue Ridge Production Credit Association  
W. R. Taylor  
 Secty. - Treas  
 Witness E. Albersson

SATISFIED AND CANCELLED OF RECORD  
 2nd day of Jan, 1964  
Allie Farnsworth  
 R.M.C. FOR GREENVILLE COUNTY, S. C.  
 AT 9:00 O'CLOCK A.M. NO. 13024