

In consideration of advances made and which may be made by Blue Ridge  
 Production Credit Association, Lender, to Charles F. Rogers, Jr. Borrower,  
 (whether one or more), aggregating Five Thousand Eight Hundred Fifteen and No/100 Dollars  
\$ 5,815.00), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 48-55,  
 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 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 Ten  
Thousand and No/100 Dollars (\$ 10,000.00), 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 mort-  
 gage, in fee simple unto Lender, its successors and assigns:

All that tract of land located in Grove Township, Greenville  
 County, South Carolina, containing 6.66 acres, more or less, known as the Rogers Place, and bounded as follows:

BEGINNING at the Southwest corner on iron pin on McDavid line; thence with McDavid  
 line N. 43-30 E. 765 feet to stone; thence N. 76-00 E. 50.5 feet to a point in the  
 road; thence along about the center of road, S. 14-47 E. 798 feet, thence N. 75-17  
 W. 805.7 feet to the BEGINNING corner, containing six and sixty-six one hundredths  
 (6.66) acres, more or less, as per survey and plat made by J. Coke Smith and Son,  
 May 5, 1954 to which reference is hereby made.

This is the same property conveyed to me by C. F. Rogers, Sr. by deed dated May 18,  
 1954, recorded in the R.M.C. Office for Greenville County, S. C. in Vol. 500 at  
 page 200.

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 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 28th day of February, 1964.

Charles F. Rogers, Jr. (L. S.)  
 (Charles F. Rogers, Jr.) (L. S.)  
 \_\_\_\_\_ (L. S.)

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

Form PCA 408

Satisfied and Cancelled this 19th day of  
April 1965

Blue Ridge Production Credit Association  
W. R. Taylor  
 Secty - Treas  
 Witness Ethel Alberson

SATISFIED AND CANCELLED OF RECORD  
20 DAY OF April 1965  
Allie Gansworth  
 R. M. C. FOR GREENVILLE COUNTY, S. C.  
 AT 9.47 O'CLOCK A. M. NO. 29104