

APR 14 11 23 AM 1965

SOUTH CAROLINA, GREENVILLE COUNTY.

BOOK 991 PAGE 466

In consideration of advances made and which may be made by OLLIE FARMWORTH Blue Ridge Production Credit Association, Lender, to William E. Coble, Jr. Borrower, (whether one or more), aggregating THIRTY SEVEN THOUSAND FOUR HUNDRED TWENTY ONE AND NO/100-- Dollars (\$ 37,421.00), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 45-55, Code of Laws of South Carolina, 1962, (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 FORTY FIVE THOUSAND & NO/100 Dollars (\$ 45,000.00), plus interest thereon, attorneys' 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 Fairview Township, Greenville County, South Carolina, containing 69.26 acres, more or less, known as the Barton Place, and bounded as follows:

ALL THAT CERTAIN TRACT of land with improvements thereon, situate in Fairview Township, County of Greenville, State of South Carolina, containing 41.26 acres in accordance with plat made by C. O. Riddle dated Aug. 18, 1953, and revised on July 29, 1964, and being more fully described, to-wit: BEGINNING at a point in the center of a dirt road, said point being 23 ft. from an iron pin at the corner of the property which is being retained by the Grantor which is located at the edge of said road, and running thence along the center of said road, S. 44-21 W. 61.8 ft. to a point in the center of said dirt road; thence continuing along the center of said road the following courses and distances, to-wit: S. 55-37 W. 238 ft; S. 26-15 W. 448 ft; S. 45-13 W. 127.6 ft; S. 29-42 W. 109 ft; S. 20-02 W. 236.7 ft.; S. 55-29 W. 201.2 ft; S. 32-45 W. 63.8 ft.; S. 15-11 W. 256 ft; S. 1-19 W. 286 ft. to a point in the center of creek; thence along the meanders of said creek, the following traverses and distances, to-wit: N. 68-41 W. 105 ft; N. 55-25 W. 500 ft; N. 31-35 W. 516.8 ft; to an iron pin near the intersection of the above mentioned creek with a branch; thence N. 30-57 E. 963.4 ft. to an iron pin; thence N. 28-03 E. 760 ft. to an iron pin; and running thence S. 71-27 E. 635.5 ft. to an iron pin in the center of power line right-of-way; thence along said right-of-way and property of the Grantor, S. 26-25 W. 176.9 ft. to a point; thence S. 57-25 E. 403.1 ft. to an iron pin on the edge of said dirt road; thence 23 ft. to a point in the center of said dirt road, being the point of BEGINNING.

This is a portion of the property conveyed to the Grantor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 568, at Page 156.

ALSO, ALL THAT LOT of land in the County of Greenville, State of South Carolina, containing 28 acres, and being known as Tract # 7 on a plat of the lands of Cedar Falls Light and Power Co. prepared by F. G. Rogers, Surveyor, in December, 1916, and said tract having the following metes and bounds, to-wit: BEGINNING at a stake on the Eastern bank of the Reedy River and running thence N. 43-3/4 E. 8.27 chains to a stone; thence S. 57-3/4 E. 6.89 chains to a stone; thence S. 66-1/4 E. 5.60 chains to a stone; thence S. 1-1/4 W. 13.00 chains to a poplar; thence S. 67 W. 15.19 chains to a stone on the Eastern bank of the Reedy River; thence with the meanderings of said river to the point of BEGINNING.

This is the same property conveyed to the mortgagor by deed of Warren C. Sprouse, Jr., dated January 16, 1965 to be recorded of even date herewith.

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 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 Lender herein, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED, this the 30th day of March, 1965.

William E. Coble, Jr. (L.S.)
(William E. Coble, Jr.) (L.S.)

(L.S.)

Signed, Sealed and Delivered
in the presence of:
W. R. Taylor
W. R. Taylor & Edith C. Albersen
(Edith C. Albersen)

Satisfied and cancelled this 2nd day of Jan. 1968
Blue Ridge Production Credit Assn.
W. R. Taylor Secty Treas.
Witness E. Albersen

RECORDED AND CANCELLED OF RECORD
18 DAY OF Jan 1968
Ollie Farmworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:50 A.M. # 19304