

APR 21 10 21 AM 1965

SOUTH CAROLINA, GREENVILLE COUNTY.

In consideration of advances made and which may be made by BIRIE RIDGE  
Production Credit Association, Lender, to OLLIE FARNSWORTH  
Cary Cothran and Othella Woods Cothran Borrower,  
(whether one or more), aggregating FOURTEEN THOUSAND SIXTY SIX AND NO/100 Dollars  
(\$ 14,666.00), (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 SEVENTEEN THOUSAND FIVE HUNDRED Dollars (\$ 17,500.00), 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 Dunklin Township, Greenville  
County, South Carolina, containing 11.24 acres, more or less, known as the Woods Place, and bounded as follows:

**ALL THAT PIECE, parcel and tract of land containing 11.24 acres, more or less, situate on the northern side of Augusta Road, also known as U. S. Highway No. 25, in Dunklin Township, Greenville County, State of South Carolina, being a portion of the G. M. Woods property and being more particularly described as follows by a survey dated April, 1964, by C. O. Riddle, Engineer, which plat is recorded in the R. M. C. Office for Greenville County, in Plat Book FFF, at page 98:**

**BEGINNING at an iron pin which is 672.3 feet northwest from the center of an unnamed County Road which intersects U. S. Highway No. 25 and running thence with the corner line of the tract in question and property now owned by the grantee N. 34-53 W. 361.7 feet to an iron pin; thence continuing with the common line of this tract and property now owned by the grantee, N. 25-08 W. 396 feet to an iron pin in the F. M. Davenport, Jr., property line and running thence with the F. M. Davenport, Jr., line N. 59-03 E. 831.6 feet to an iron pin at the corner of the F. M. Davenport, Jr., property and J. R. Poole property; thence with the J. R. Poole line S. 62-02 E. 234.1 feet to an iron pin; thence S. 23-28 W. 576 feet to an iron pin; thence S. 35-23 W. 546.5 feet to an iron pin, the point of BEGINNING.**

**This is a portion of the same property conveyed to G. M. Woods by Sam M. Bean, by deed dated January 1st, 1920, and recorded in the R. M. C. Office for Greenville County, in Deed Book 114, at page 585.**

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 19th day of April, 19 65.

Signed, Sealed and Delivered  
in the presence of:

W. R. Taylor  
(W. R. Taylor)  
R. C. Alberson  
(R. C. Alberson)

S. C. R. E. Reg. - Rev. 8-1-65

Cary Cothran (L. S.)  
(Cary Cothran) (L. S.)  
Othella Woods Cothran (L. S.)  
(Othella Woods Cothran)

Form PCA 402

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 6 PAGE 321

SATISFIED AND CANCELLED OF RECORD  
29 DAY OF May 19 72  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 9:30 O'CLOCK A M. NO. 26131