

In consideration of advances made and which may be made by BLUE RIDGE Production Credit Association, Lender, to Walter Sweet and Velma Sweet (whether one or more), aggregating EIGHT THOUSAND AND NO/100 (\$ 8,000.00), (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 TEN THOUSAND AND NO/100 Dollars (\$ 10,000.00), 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 Dunklin Township, Greenville County, South Carolina, containing 86.4 acres, more or less, known as the Roe Place, and bounded as follows:

ALL THAT TRACT of land in the County of Greenville, State of South Carolina, containing approximately 86.4 acres, more or less of the original tract of 140 1/2 acres, more or less, in Dunklin Township, being the same tract conveyed to Melvin E. Sims, by E. Inman, Master, by deed dated February 10, 1936, recorded in the R.M.C. Office for Greenville County in Book K, at page 1, and being more fully described in deed of J. W. Gray, Master to J. J. McSwain, dated January 10, 1907, recorded in said office in Book UUU at page 234, referring to plat by J. P. Willis, Surveyor, dated January 20, 1906, which was not recorded, but which was incorporated by reference. Less two tracts from this property; one tract was conveyed by Melvin E. Sims to James M. Sims, as recorded in Deed Book 582, page 367, in the R. M. C. Office for Greenville County, containing 25.9 acres more or less; and the other tract was conveyed to John and Clarice Kirby by Melvin E. Sims, as recorded in Deed Book 428, page 419, in the R. M. C. Office for Greenville County, containing approximately 28.2 acres, more or less, leaving of the original tract approximately 86.4 acres, more or less, see above referred deed books and page numbers for complete description of these two plots. This is that identical tract of land conveyed to J. T. Roe and Vivienne C. Roe, in two deeds, by the heirs and assigns of Melvin E. Sims, which deeds were recorded in the Register of Mesne Conveyance for Greenville County, South Carolina, in Deed Book 575 at pages 97 and 101 on the 16th. day of April, 1957.

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 29th day of April, 1965.

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

Form PCA 402

For Substantiation Commented Mr. R. E. McRae, 10-2-3 Page 99

Satisfied and cancelled this 1 day of Sept. 1967. Blue Ridge Production Credit Assn. W. R. Taylor Secty - Treas. Witness - E. Alberson

SATISFIED AND CANCELLED OF RECORD 7 DAY OF Sept 19 67 Ollie Farnsworth R. M. C. FOR GREENVILLE COUNTY, S. C. AT 5:08 O'CLOCK P. M. NO. 7282