

SEP 28 3 05 PM 1966

BOOK 1041 PAGE 527

SOUTH CAROLINA, GREENVILLE, GREENVILLE COUNTY, SOUTH CAROLINA

In consideration of advances made and which may be made by BLUE RIDGE Production Credit Association, Lender, Golden Strip Nursery, Inc., Bruce Heniford, Pres., Sec. & Treas. Borrower, (whether one or more), aggregating FIFTEEN THOUSAND EIGHT HUNDRED EIGHTY THREE AND NO/100-- Dollars (\$ 15,883.00), (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 TWENTY THOUSAND AND NO/100-- Dollars (\$ 20,000.00), 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 93 acres, more or less, known as the Place, and bounded as follows:

BEGINNING at a stone, joint corner of F. A. Thomason and Mary K. Templeton land, running N.66 W. 245 feet to an iron pin; thence N. 86 W. 1617 ft. to an iron pin on side of road, Bryson land, thence along Bryson line N. 23.30 E. 234 1/4 ft. to an iron pin; thence S. 35.45 E. 575 ft. to a point in or near branch; thence with branch in an easterly direction 160 ft. to a point; thence N. 88.30 E. 180 ft. to a point; thence with said branch N. 63 E. 330 ft. to a point near where said branch flows into Durbin Creek; thence S. 66.30 E. 363 ft. to a point in or near said Durbin Creek; thence S. 71 E. along said Creek 980 ft.; thence continuing with said Creek S. 84.30 E. 85 ft., Miller land; thence along Miller line and with branch S. 72.30 W. 310 ft. to a point in or near branch; thence S. 38.45 W. 468 ft. to an iron pin near branch; thence S. 23 E. 105 ft. to a sweet gum; thence S. 40.40 W. 1326 ft. to a stone; the BEGINNING corner. Reference is made to a plat made by W. J. Riddle, Surveyor, on September 10, 1942.

It is agreed and understood that this mortgage is a second mortgage to the one held by A. E. Green.

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 15th day of September, 1966.

Signed, Sealed and Delivered

in the presence of:

W. R. Taylor (W. R. Taylor) Ethel C. Albersen (Ethel C. Albersen)

Golden Strip Nursery, Inc. (L. S.) (Golden Strip Nursery, Inc.) Bruce Heniford, Pres. Sec. & Treas. (L. S.) (Bruce Heniford, Pres., Sec., Treas.)

Form PCA 402

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 32 PAGE 142

SATISFIED AND CANCELLED OF RECORD 5 DAY OF August 1975 R. M. C. FOR GREENVILLE COUNTY, S. C. AT 12:57 O'CLOCK P. M. NO. 3174

Vertical handwritten note on the right margin: The Albersen file is in the back. 1988 Price 5.00