

SOUTH CAROLINA, GREENVILLE COUNTY.

In consideration of advances made and which may be made by BLUE RIDGE Production Credit Association, Lender, to R. J. Leonard Davis Borrower, (whether one or more), aggregating ONE THOUSAND NINE HUNDRED NINETY ONE AND NO/100-- Dollars (\$1,991.00), (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 FIVE THOUSAND AND NO/100-- Dollars (\$5,000.00), 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 Highland Township, Greenville County, South Carolina, containing 46 acres, more or less, known as the Davis Place, and bounded as follows:

ALL that piece, parcel or lot of land in Highland Township, Greenville County, State of South Carolina about two miles West of Highland, and having the following courses and distances, to-wit:

BEGINNING on a stone on branch, Erwin Southern corner, and being the extreme Northern point on the tract of land being conveyed, and runs thence S. 21-00 W. 1056 feet to a stone (old) on hill side, Oneal Corner; thence S. 27-00 E. 386 feet to a stone or I.P. (new corner), and being the corner of tract this day being conveyed to A. H. Campbell; thence a new line N. 56-30 E. 455 feet to an iron pin near the corner of bridge and on the East side of road; thence up and with the meanders of branch S. 23-30 E. 354 feet to bend; thence S. 64-00 E. 198 feet to bend; thence N. 52-15 E. 61 feet to bend; thence S. 42-20 E. 189 feet to bend; thence N. 81-30 E. 59 feet to bend; thence S. 54-15 E. 84 feet to an I. P. on South bank of branch; thence S. 8-00 E. 1310 feet to an I. P., being the corner of a tract being conveyed to A. H. Campbell; thence S. 65-40 W. 1124 feet to a large poplar stump (old corner); thence S. 32-00 E. 350 feet to stone, corner of Luther Brown Estate; thence with the Brown line N. 67-30 E. 2290 feet to a stone (old corner) on side of mountain; thence N. 2-00 E. 467 feet to Ash stump hole (old marks) on North side of branch; thence S. 65-40 W. with the Wayman King line 1338 feet to an I. P. (stone gone); thence N. 8-00 W. 2640 feet to a stone on the first named branch; thence down the said branch N. 73-50 W. 340 feet to a point in road and on the South side of branch; thence N. 52-40 W. 324 feet to a point on the South Side branch; thence N. 59-40 W. 134 feet to the BEGINNING corner, (the branch is the line) and containing forty six and no/100 (46.00) acres, more or less.

FILED GREENVILLE CO. S. C. MAR 6 1 23 PM 1967 OLLIE FARNSWORTH R. M. C.

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 28th day of February, 1967.

R. J. Leonard Davis (L. S.) (R. J. Leonard Davis) (L. S.)

Signed, Sealed and Delivered in the presence of:

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

Form FCA 402

Satisfied and cancelled this 24th day of July 1969. Blue Ridge Production Credit Assn. By W. R. Taylor Secty Treas witness Juanita L. Pridmore

SATISFIED AND CANCELLED OF RECORD 4 DAY OF August 1969 Ollie Farnsworth R. M. C. FOR GREENVILLE COUNTY, S. C. AT 9:19 O'CLOCK A. M. NO. 2776