

In consideration of advances made and which may be made by BLUE RIDGE Production Credit Association, Lender, to John R. Springfield Borrower, (whether one or more), aggregating THIRTEEN THOUSAND SEVEN HUNDRED AND NO/100 Dollars (\$ 13,700.00), (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 Austin Township, Greenville County, South Carolina, containing 88.57 acres, more or less, known as the Place, and bounded as follows:

BEGINNING at a stake on Gilders Creek, corner Tract No. 2 and running thence N. 45 E. 2440 ft. to the Greenville-Woodruff Road, thence along said road N. 50 W. 577 ft. to a stone, thence S. 19.30 W. 294 ft. to stone, thence S. 55.20 W. 1998 ft. to stone on Gilders Creek, thence along said creek to the BEGINNING corner containing 35 acres, more or less.

ALSO all that other certain tract adjoining above described tract with metes and bounds as follows: BEGINNING on Gilders Creek at a stake corner Lot No. 3 and running thence N. 45 E. 2140 ft. to Greenville-Woodruff Road, thence along said road N. 50 W. 500 ft. to corner Lot No. 1, thence S. 45 W. 2440 ft. to stake on Gilders Creek, thence along said creek to BEGINNING corner, containing 27.45 acres, more or less.

ALSO ALL that lot of land in the County of Greenville, State of South Carolina, known as Tract 3 of the J. M. Kilgore Place, located in Austin Township, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book E at Page 189, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin in the center of S. C. Highway 145, referred to as the Greenville-Woodruff Road, at the corner of Lot 2, and running thence along the property of John R. Springfield, S. 45 W. 2,140 ft. to a point in Gilders Creek; thence following the Creek as the line, 500 ft., more or less, to a water oak and iron pin at the corner of Lot 4; thence N. 46-15 E. 1,406 ft. to an iron pin; thence along this property and along the southern side of a cemetery lot, N. 84-10 E. 148.5 ft. to an iron pin; thence N. 73-25 E. along Pilgrim Baptist Church, 752 ft. to a point in the center of said road; thence N. 39-09 W. 82 ft. to an iron pin in the center of said road; thence along the center of said road, N. 50 W. 853 ft. to the point of BEGINNING. This tract originally contained 26.9 acres, but 0.78 acre was taken by the Highway, leaving 26.12 acres, more or less.

For plat of all aforesaid property, see Plat Book "E", page 189 in the R. M. C. Office for Greenville County, South Carolina.

It is agreed and understood that this is a second mortgage to the mortgage held by the Travelers Rest Federal Saving and Loan Association.

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 22nd. day of May, 19 67.

Signed, Sealed and Delivered in the presence of:

John R. Springfield (L. S.) (John R. Springfield) (L. S.) (L. S.)

W. R. Taylor (W. R. Taylor) Ethel C. Albersson (Ethel C. Albersson) S. C. R. E. Reg. - Rev. 8-2-53

Form FCA 402

Satisfied and Cancelled this 5 day of

May 19 71.

Blue Ridge Production Credit Association

W. R. Taylor Sect'y - Treas

Witness Louise Trammell

SATISFIED AND CANCELLED OF RECORD

7 DAY OF May 19 71

Ollie Farnsworth R. M. C. FOR GREENVILLE COUNTY, S. C. AT 3:19 O'CLOCK P. M. NO. 26386

For Release of Lien of Mortgage to the Mortgagee R. M. C. Book 1142 Page 285. (John M. Kilgore)