

NEW 3 5 11 1968

BOOK 1092 PAGE 39

SOUTH CAROLINA, Greenville COUNTY.

In consideration of advances made and which may be made by Blue Ridge
 Production Credit Association, Lender, to Roy Owens Borrower,
 (whether one or more), aggregating Thirty Thousand Three Hundred Sixteen and No/100 Dollars
 (\$ 30,316.00), (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 Forty Thousand and No/100 Dollars (\$ 40,000.00), 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 Grove Township, Greenville
 County, South Carolina, containing 248.63 acres, more or less, known as the _____ Place, and bounded as follows:

ALL THAT certain piece, parcel or lot of land, containing Nineteen and fourteen one hundredth
 (19.14) acres, more or less, according to survey and plat of Dean C. Edens and Charles K. Dunn,
 registered land surveyors, surveyed the 8th. day of May 1961, said property lying and being in
 Grove Township, State and County aforesaid, having the following courses and distances to-wit:
 BEGINNING at nail in center of road leading from old Pelzer Rd. to Way Cross Church; thence
 S-80-32 E. 343 ft. to nail in center of said road; thence S. 1-30 E. 168.5 ft. to iron pin;
 thence S. 81-15 E. 260 ft. to angle; thence S. 46-51 E. along Rogers property line 166 ft. to
 iron pin; thence S. 13-30 E. 153 ft. to iron pin, joint corner of grantor and Cleveland Estate
 thence along Cleveland property line S. 27-30 W. 690.2 ft. to iron pin; thence S. 27-15 W. 957
 ft. to iron pin near Red Oak Stump; thence along line of Owens and Hendrix N. 54-30 W. 104 ft.
 to iron pin at rock; thence along line of Furman Billingsley N. 21-20 E. 914 ft. to iron pin at
 rock; thence N. 71-25 W. 415.5 ft. to iron pin; thence N. 9-50 E. 938.7 ft. along Davis property
 line to BEGINNING corner.

of
 ALSO ALL that piece, parcel or lot/land in Grove Township, Greenville Co., State of South Carolina,
 being part of tract No. 1 of the W. W. Stover lands according to plat recorded in Plat Book C.
 Page 70, R.M.C. Office for said Greenville Co. and having the following metes and bounds to-wit:
 BEGINNING in the center of the public road leading from Old Pelzer Rd. to the Augusta Rd. on the
 Cleveland line and running thence in an easterly direction with the center of said road 23.37
 chains to center of bridge over Grove Creek; thence southerly with the meanderings of said creek
 approximately 34.30 chains to the mouth of a branch; thence westerly up the branch 11.60 chains
 to a corner; thence leaving the branch N. 3 E. 1.66 chains to a stone; thence N. 42-1/2 W. 21.85
 ch. to a stone on Cleveland corner; thence with the Cleveland line N. 55-3/4 E. 20.52 chains to
 BEGINNING corner, containing 67 acres, more or less. Less 3.89 acres sold to Harold Garrett.

ALSO THE FOLLOWING LANDS: Tract #1:

Tract #1: Containing 92.13 acres, more or less, according to a plat of Arch McMahan property
 by William F. Lee, Surveyor, dated March 4, 1918 and recorded in R. M. C. Office for Greenville
 County in Plat Book AAA at page 33. For detailed description see R.E. Mtg. to Federal Land
 Bank dated Aug. 7, 1962, recorded Greenville County in Book 899 at page 341.

SEE ATTACHED RIDER FOR ADDITIONAL SECURITY.

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 claim-
 ing 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 8th day of May, 1968.

Roy Owens (L. S.)
 (Roy Owens) (L. S.)

Signed, Sealed and Delivered
 in the presence of:
W. R. Taylor
Ethel C. Alberson
 (W. R. Taylor)
 (Ethel C. Alberson)
 S. C. R. S. Mtg. - Art. 8-1-68

Form PCA 402

31 May 1968
 Greenville Co. Sec. B. and
 871
 148

FOR SATISFACTION TO THIS MORTGAGE SEE
 SATISFACTION BOOK 71 PAGE 303

SATISFIED AND CANCELLED OF RECORD
252 26
Dennis S. Tankersley
 R. M. C. FOR GREENVILLE COUNTY, S. C.
 AT 7:30 O'CLOCK T M. NO. 3236