

SOUTH CAROLINA, Greenville COUNTY.

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to J. K. Brockman Borrower, (whether one or more), aggregating Sixteen Thousand Four Hundred Thirty One and 45/100 Dollars (\$ 16,431.45), (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 Five Thousand & No/100 Dollars (\$ 25,000.00), 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 Paris Mountain Township, Greenville County, South Carolina, containing 56.7 acres, more or less, known as the _____ Place, and bounded as follows:

ALL THAT certain piece, parcel or tract of land situate, lying and being in the State and County aforesaid, Paris Mtn. Township, near Armstrong School, lying on the northeast side of the Finley Bridge Road, and being a part of the same land that was conveyed to W. M. Brockman by deed from J. E. Brockman, March 19th, 1910, recorded in the office of the R.M.C. for said County in Deed Book 10 at page 296, and having the following courses and distances, to wit:

BEGINNING on a nail and stopper in the center of the Finley Bridge Road at the crossing of another road and joint corner of the Armstrong School lot, and runs thence with the cross road N. 73-45 E. 606.5 feet to a stake in the south ditch of the said road; thence with the Etta McDaniel line N. 19-15 W. 848.5 feet to a stake in the center of a county road, joint corner of tract No. 4; thence with the county road, N. 28-45 E. 400 feet to a stake and bend; thence N. 0-45 W. 100 feet to a stake and bend; thence N. 22-15 E 400 feet to a stake and bend; thence N. 13-21 E. 500 feet to a stake (this line follows road about four hundred feet, then leaves the road at a bend); thence up a branch N. 3-20 E. 200 feet to a bend; thence N. 31-40 E. 200 feet to a stake on east side of branch; thence N. 21-28 E. 291 feet to an iron pin, joint corner of tract No. 4 and on the J. M. Whitmire line; thence with the said line, N. 89-28 W. 300 feet to an iron pin, R. O. gone; thence with another line of Whitmire property N. 75-16 W. 642 feet to a stake in the said county road; thence with the D. B. Hunt line S. 10-54 W. 1022.5 feet to an old iron pin; thence with the line of tract No. 1, thence S. 17-50 W. 965 feet to an iron pin on north side of creek, corner of tract No. 1; thence S. 4-58 W. 672 feet to a nail and stopper in the center of Finley Bridge Road, corner of tracts 1, 2 and 3; thence with the center of the Finley Bridge Road, S. 33-17 E. 200 feet to a bend; thence S. 45-17 E. 100 feet to a bend; thence S. 46-55 E. 329 feet to a nail and stopper in the center of the said road and corner of Armstrong School lot; thence continuing with the said road and the school lot line, S. 48-00 E. 66 feet to the BEGINNING corner, containing fifty-six and seven tenths (56.7) acres, more or less.

The above described tract is shown as tract No. 3 on a plat of property of W. M. Brockman, Estate, said plat made by H. S. Brockman, Surveyor, August 29th, 1952.

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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 19th day of March, 1969.