

AUG 25 3 00 PM '69

SOUTH CAROLINA
OLLIE FARNSWORTH Greenville COUNTY.

BOOK 1135 PAGE 105

Re: Modification of advances made and which may be made by Blue Ridge

Production Credit Association, Lender, to Cecil Parks and Carroll Gene B. Parks Borrower,
(whether one or more), aggregating THREE THOUSAND TWO HUNDRED AND NO/100 Dollars

(\$ 3,200.00), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 45-85, 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 SIX THOUSAND AND NO/100 Dollars (\$ 6,000.00), 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, his successors and assigns:

All that tract of land located in _____ Township, Greenville County, South Carolina, containing _____ acres, more or less, known as the _____ Place, and bounded as follows:

All that tract, piece, or parcel of land, lying, being and situate near Clear Springs Church in Greenville County, State of South Carolina, being bounded on the North by lands formerly of the Lawson Estate, now of Will Vaughn, on the East by other lands of Mrs. Alice O. Martin and Ethel H. Owings, on the South by other lands of Alice O. Martin and Ethel H. Owings, the center line of the Simpsonville Stewart Academy road being the boundary, and on the West by lands now or formerly of H. B. Cooper, the center line of the Greenville-Fountain Inn Highway being the boundary, having the following courses and distances according to plat of B.R.T. Todd, Surveyor, dated the 13th day January, 1955, to-wit:

COMMENCING at the Southeastern corner, an iron spike in the center of the Simpsonville Stewart Academy road, and running thence with the center line of said road South 78 degrees West 17.55 chains to crossing of the Greenville-Fountain Inn Highway, thence with the center line of the Greenville-Fountain Inn highway North 30 degrees 45 minutes West 12.20 chains to corner in center of road, thence North 82 degrees 30 minutes East 18.26 chains to stone old, thence same bearing 2.14 chains to iron pin new, thence South 17 degrees 45 minutes East 10.00 chains to iron pin in center of highway the point of beginning.

The lands conveyed are known as the Hunter lands, and constitute a portion of a tract of land shown and delineated by plat of W. M. Nash, Surveyor, of record in Plat Book X at Page 13, in the Office of the Register of Mesne Conveyance of Greenville County, S. C.

Said lands are a portion of the tract which Mrs. Ethel F. Owings conveyed unto Mrs. Alice O. Martin by deed dated March 4, 1943, recorded in Deed Book 251, Page 395. The said Ethel F. Owings being the same person as the Ethel H. Owings who joins in this conveyance.

This is the identical property conveyed to Cecil Parks and Carroll Gene B. Parks by Ethel H. Owings and Alice O. Martin by deed dated January 17, 1955, and recorded in Deed Book 517, Page 177, R.M.C. Office for Greenville County.

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, interests, 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, his successors and assigns with all the rights, privileges, liberties and appurtenances thereto belonging or in any wise appertaining.

UNDESIGNED hereby binds himself, his heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto Lender, his 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, 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 hereon, then this instrument shall cease, terminate 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 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 run 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 hereon, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED, this the 19th day of August, 1969.

Signed, Sealed and Delivered

in the presence of:

Juanita L. Prigmore
(Juanita L. Prigmore)
ALICE P. KNIGHT
(ALICE P. Knight)

Cecil Parks (L.S.)
(Cecil Parks) (L.S.)
Carroll Gene B. Parks (L.S.)
(Carroll Gene B. Parks) (L.S.)