

OCT 28 18 AM '69

OLLIE FARNSWORTH

BOOK 1138 PAGE 305

SOUTH CAROLINA Greenville

COUNTY M. O.

Blue Ridge

In consideration of advances made and which may be made by Paul E. Erskine and Alice M. Erskine Borrower, Production Credit Association, Lender, in TWO THOUSAND ONE HUNDRED SEVENTY EIGHT AND 68/100 Dollars

(whether due or not), hereinafter (1) all indebtedness of Borrower to Lender (including but not limited to the above described advances) (\$2,178.68) (2) all future advances that may subsequently be made to Borrower by Lender, to be evidenced by promissory notes, and all interest and additions thereto, and (3) all other indebtedness of Borrower to Lender, now due or to become due or hereafter contracted, the business principal amount of all aforesaid 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, attorney's 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 Highland Township, Greenville County, South Carolina, containing 20 acres, more or less, known as the _____ Place, and bounded as follows:

Beginning in the center of Old Factory Road at corner of Perry Wooten, iron pin set off 22 feet on East side of road and running thence from center of said road S. 89-45 E., 152 feet to an old iron pin; thence along Wooten N. 13-30 E., 946.4 feet to iron pin; thence N. 12-52 E., 722.7 feet along George Mills to Old Stone & iron pin; thence N. 83-12 W., 182.6 feet to old stone & iron pin; thence N. 5-47 E., 336.8 feet to old iron pin on line of H. G. Pittman; thence S. 71-49 E., 577.4 feet to iron pin at corner of A. C. Few; thence along A. C. Few, S. 13-30 W., 2213.1 feet to center of a county road, iron pin set back on North side of road at 36.6 feet; thence along center of said county road N. 86-00 W., 388 feet to Old R. R. Spike in center of Old Factory Road; thence along Old Factory Road N., 7-23 W., 200 feet and N. 3-15 W., 126.6 feet to the beginning corner and containing 20.00 acres more or less.

This being part of the same conveyed to the within grantors by deeds recorded in deed book 134 page 393, book 197 page 303 and book 41 page 505, Greenville County R. M. C. Office.

Plat recorded in Plat Book XXX page 153.

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, and against Undersigned, his heirs, executors, administrators and assigns and all other persons whatsoever 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 29th day of September 19 69.

Paul E. Erskine (L.S.)
Paul E. Erskine (L.S.)
Alice M. Erskine (L.S.)
Alice M. Erskine

Signed, Sealed and Delivered in the presence of:
(Alice P. Knight) Alice P. Knight
(W. R. Taylor) W. R. Taylor