

In consideration of certain sums of money paid to the undersigned by the Borrower, the undersigned has advanced to the Borrower the sum of Five Thousand Nine Hundred Seventy Eight and 14/100 Dollars (\$5,978.14) (represented by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 31-33, Code of Laws of South Carolina, 1963, (1) all existing indebtedness of Borrower to Lender (including but not limited to the above described advances); (2) all future advances that may subsequently be made to Borrower by Lender, in 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 EIGHT THOUSAND AND NO/100 Dollars (\$8,000.00), 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 costs. 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 Greenville Township, Greenville County, South Carolina, containing 32.34 acres, more or less, known as the Blair Ridge Place, and bounded as follows:

ALL that piece parcel, or tract of land with all permanent improvements in the County of Greenville, State of South Carolina, located on the west and east side of S. O. Highway, No. 23-52, and consisting of all the real property owned by the late Elijah Robert Leslie at the time of his death, some 32 acres, more, or less, with further reference being made to plat of F. E. Ragsdale, dated September 22, 1969, showing said land conveyed to be 32.34 acres, plat designated as "Plat for the Estate of E. R. Leslie", and same to be recorded. Further reference is made to said Plat for courses and distances.

See apartment 753, File 17, Probate Court, Greenville, County for estate records of Elijah Robert Leslie

ALSO:
ALL that piece, parcel or lot of land situate, lying and being in the Town of Belton, County of Anderson, State of South Carolina, being known and designated as Lot No. 222 and the N. E. half of Lot No. 223 as shown on a plat of "A Subdivision Plan of Moffatt T. Haynie Land in the City of Belton, S. C." by William C. Clinkscales, Jr., dated October 7, 1954 and recorded in the Clerk of Court's Office for Anderson County in Plat Book No. 27, pages 202 and 203.

ALSO:
A rectangular strip of land adjoining and being on the south side of the above tract of land and having a uniform width of 10 ft. and a depth of 174.4 ft. according to a plat of C. C. Andrews, Reg. C. E. & L. S. S. C., dated July 4, 1959.

The above two tracts in Anderson County are subject to a 1st mortgage to G. Douglas Wilson Company.

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 therein belonging or in any wise appertaining.

UNDETERMINED 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 28th day of October, 1969

Ralph Leslie (L. S.)
(Ralph Leslie) (L. S.)

Signed, Sealed and Delivered
in the presence of:

N. R. Taylor (L. S.)
Jesse M. Ray (L. S.)
Jesse M. Ray
J. C. R. E. Mfg. - Rev. 8-1-63