

FILED GREENVILLE CO. S. C.

SOUTH CAROLINA, Greenville County, Nov. 6: 4 49 PM '69 Blue Ridge

In consideration of advances made and which may be made by Production Credit Association, Lender, to John P. Redntan and Helen S. Painter Borrower, (whether one or more), aggregating FIVE THOUSAND SEVEN HUNDRED NINETY AND 60/100 Dollars

(5,790.60), (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), (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 TEN THOUSAND FIVE HUNDRED and No 100/100 Dollars (\$ 10,500.00), 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 Oaklawn Township, Greenville County, South Carolina, containing 51.1 acres, more or less, known as the Coker Place, and bounded as follows:

ALL THAT CERTAIN lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate in, lying and being in the State of South Carolina, County of Greenville, Oaklawn Township, containing 51.1 acres and having, according to Plat made by W. F. Adkins dated July 26, 1946, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the line of lands now or formerly owned by Dr. W. T. Martin, and running thence S. 67-25 W. 11.52 chains to iron pin in center of road; thence with the center of road as a line, S. 37 1/2 W. 7 chains to iron pin, corner of lands now or formerly owned by Silver; thence with the line of Silver land, S. 67 E. 29.26 chains to iron pin on branch; thence down branch as a line, N. 45 E. 12.15 chains to Maple; thence N. 16 1/2 W. 16.37 chains to stone, corner of Martin lands; thence with line of Martin lands; S. 78 1/2 W. 16 chains to the point of BEGINNING, less, however one-half acre conveyed by John P. Painter to Jerry G. Davis, et al, as recorded in Deed Book 718 at page 534.

ALSO all that piece, parcel or lot of land in Oaklawn Township, County of Greenville, State of South Carolina, and having the following metes and bounds, to-wit: BEGINNING at an iron pin in the center of a tar and gravel road, (which tar and gravel road leads in a northerly direction to another tar and gravel road which leads in an easterly direction with U. S. Highway Number 25) which iron pin is 228 feet in a northerly direction from a nailcap in the center of said road; said iron pin being also 228 feet in a northerly direction from the W. B. Martin property; thence running in a westerly direction through Utility Pole Number NE16 210 feet, more or less, to a point in the line of the property of the Grantor; thence still with the property of the grantor in a northerly direction 105 feet, more or less, to a point; thence in an easterly direction 210 feet, more or less, to a point on the westerly side of said tar and gravel road; thence extending in an easterly direction to the center of said tar and gravel road; thence with the center of said tar and gravel road, 105 feet, more or less, in a southerly direction to the point of BEGINNING.

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 at 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 3rd day of November, 19 69

Signed, Sealed and Delivered

in the presence of:

W. R. Taylor (W. R. Taylor) Alice P. Knight (Alice P. Knight)

John P. Painter (John P. Painter) Helen S. Painter (Helen S. Painter)