

MAR 31 2 26 PM '70

BOOK 1151 PAGE 367

OLLIE FARNSWORTH

COURT M. C.

SOUTH CAROLINA, Greenville

Bluff Edge

In consideration of advances made and which may be made by Production Credit Association, Lender, to Louis H. Keeler and Joyce M. Keeler Borrower, (whether one or more), aggregating Seven Thousand Nine Hundred Seventy Nine and 20/100 Dollars (\$7,979.20)

(evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 43-55, 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 Eighty Five Hundred and No. 100/100 Dollars (\$8,500.00), 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 Austin Township, Greenville County, South Carolina, containing 14.83 acres, more or less, known as the Place, and bounded as follows:

ALL that certain piece, parcel and tract of land containing 14.83 acres, more or less, in Austin Township, Greenville County, State of South Carolina located on the Northwest side of Adams Mill Road and being approximately 3 miles North of Simpsonville and being part of tract 3 in a division of the real estate of J. Thomas Austin as appears from a plat made by J. N. Southern on October 23, 1890 and being more particularly shown as the Northwestern portion of property of Vivienne Todd made by O. O. Riddle, dated August 7, 1962 and having according to the most recent survey, the following metes and bounds, to-wit:

BEGINNING at a point on the Northeast side of Adams Mill Road and running thence N. 44-47 E. 175.3 feet more or less to an iron pin corner with property now or formerly of Bannon; thence N. 20-28 E. 1532.1 feet to an iron pin, corner with property now or formerly of George Webb; thence S. 44-23 E. 815.2 feet, more or less to a point on the Northwest side of Adams Mill Road; thence with the said Adams Mill Road, S. 46-05 W. 1386 feet, more or less to the point and place of beginning.

This is a portion of the property conveyed to Jeff R. Richardson, Jr., by deed of Vivienne Todd dated March 13, 1969 and recorded in the Greenville County R.M.C. Office in Deed Book 864 at Page 213.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements, right of ways, if any, affecting the above described property.

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 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 27th day of March 1970

Signed, Sealed and Delivered in the presence of: [Signatures of witnesses and parties] (Louis H. Keeler) (L.S.) (Joyce M. Keeler) (L.S.)