

OLLIE FARNSWORTH  
R. M. C.

SOUTH CAROLINA, Greenville County.

Blue Ridge

In consideration of advances made and which may be made by  
Production Credit Association, Lender, to Dillard Jack Hice and Sybil H. Hice Borrower,  
(whether one or more), aggregating Seven Thousand Five Hundred Seventy and 79/100 Dollars  
(7,570.79), (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),  
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 Ten Thousand and No/100 Dollars (10,000.00), 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, its successors and assigns:

All that tract of land located in Greenville Township, Greenville  
County, South Carolina, containing 42.39 acres, more or less, known as the house & lot Place, and bounded as follows:

All that piece, parcel or lot of land, with all improvements thereon or hereafter construct-  
ed thereon, situate, lying and being in the State of South Carolina, County of Greenville  
at Slater and being known and designated as Lot No. 13 as shown on a plat prepared by  
Pickell & Pickell, engineers, dated July 21, 1959, entitled "Subdivision of J. P. Stevens  
& Company, Inc., Slater, S. C." recorded in the RMC Office for Greenville County, South  
Carolina, in plat book TF at page 7, and having according to said plat the following metes  
and bounds:

BEGINNING at an iron pin at the Northwestern corner of the intersection of Edison Street  
and Laurel Lane and running thence with the Northern side of Edison Street S. 72-37 W. 202  
feet to an iron pin in the line of property now or formerly of B. F. Johnson; thence with  
the line of the said Johnson property N. 9-50 W. 139.6 feet to an iron pin at the joint  
rear corner of Lots Nos. 13 and 14; thence with the line of Lot No. 14 N. 80-10 E. 200 feet  
to an iron pin on the Western side of Laurel Lane; thence with the Western side of Laurel  
Lane S. 9-50 E. 113.1 feet to the point of beginning. This is the same property conveyed  
to us by deed book 759, page 270.

ALSO:  
ALL that certain piece, parcel or lot of land situate, lying and being in the County of  
Greenville, State of South Carolina, containing 42.39 acres, more or less, and designated  
as Tract No. 4 on a plat of Property of Eva McDonald Timmons, prepared by W. J. Riddle  
on August 28, 1950, recorded in the RMC Office for Greenville County in Plat Book Y at Page  
49, and having according thereto the following courses and distances, to wit:

BEGINNING at the intersection of White Horse Road and a County road, at the southwestern  
corner of said tract, and running thence along the center of said county road as follows:  
S. 74-21 E. 200 feet; S. 61-09 E. 337.7 feet; S. 71-29 E. 150 feet; N. 88-06 E. 100 feet;  
N. 65-31 E. 172.5 feet; N. 48-10 E. 146 feet; N. 34-44 E. 277.8 feet; N. 58-02 E. 374 feet;  
N. 49-22 E. 436 feet; N. 32-30 E. 214 feet to an iron pin; thence along the line of Tract  
No. 1 N. 41-00 W. 522.5 feet to an iron pin; thence N. 32-30 W. 655 feet to an iron pin;  
thence N. 86-25 W. 229.9 feet to a point on the eastern side of White Horse Road; thence  
along White Horse Road as follows: S. 9-20 W. 124 feet; S. 16-51 W. 143 feet; S. 30-23 W.  
154.3 feet; S. 34-25 W. 677.5 feet; S. 31-27 W. 730 feet; S. 29-19 W. 203.5 feet 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 claim-  
ing 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 2nd day of April, 19 70

Dillard Jack Hice (L.S.)  
(Dillard Jack Hice) (L.S.)  
Sybil H. Hice (L.S.)  
(Sybil H. Hice)

Signed, Sealed and Delivered:  
in the presence of:  
Anna C. Bryerton  
William J. Bryerton

See Release for 13 see Deed Book 908 Page 112 Deed to Randolph J. Ar...