

ORIGINAL

REC'D FEB 22 11:14 AM '71
BOOK 1181 PAGE 387
OLLIE FARNSWORTH
R. M. C.

SOUTH CAROLINA, Greenville & Laurens County.

Blue Ridge

In consideration of advances made and which may be made by
Production Credit Association, Lender, to Dennon O. Jones

(whether now or hereafter), approximately THIRTY THREE THOUSAND EIGHT HUNDRED FIFTY FOUR DOLLARS AND 56/100

(\$ 33,854.56), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 48-58, 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 Dollars (\$), 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 & Laurens Township, 371.23 - 29.75 acres, more or less, known as the _____ Place, and bounded as follows:

ALL that certain piece, parcel or tract of land, containing 371.23 acres, more or less, in School District 12, of Laurens County, State of South Carolina, on the Southern side of an unnamed paved public road; bounded now or formerly on the East by lands of Shaw Madden and C. L. Miam and E. Corbett; on the Southeast and South by Benjamin Land; on the Southwest and West by land of Jno. Montgomery; and on the Northwest by unnamed public paved road; property of A. D. Gray Estate and on the Northeast by M. Smith Estate; said tract being more particularly described according to plat prepared by J. R. Crawford, March 14, 1932, entitled Plat of A. D. Gray Estate, Dr. M. B. Mikes Property, recorded in the REC Office for Laurens County, South Carolina, in Plat Book 9, at Page 96, reference to said plat being craved for a complete and detailed description; said plat being made a part hereof and incorporated herein by reference.

ALSO: ALL that certain piece, parcel or tract of land, containing 29.75 acres, more or less, in Greenville County, State of South Carolina, approximately 750 feet north-east of the intersection of Brushy Creek Road and Taylors Road, on the northwest side of Brushy Creek Road; bounded on the Southwest by property now or formerly of David C. and Annette Crow; on the West by lands of Kenneth C. and Connie Gilstrap, Donald L. and Juan B. Holland, Charlotte S. and Kenneth Wayne Pittman, Donald W. McCarter and Taylors Road; on the North by property now or formerly of W. A. and Ophelia Copeland; on the East by lands now or formerly of Lydia G. Davis; and on the Southeast by Brushy Creek Road; said tract being more particularly described on a plat prepared by Alex A. Moss, R.L.S., January 15, 1971, recorded in the REC Office for Greenville County, South Carolina, in Plat Book 4-1, Page 5, and having such notes and bounds as shown thereon, said plat being made a part hereof and incorporated herein by reference.

THIS MORTGAGE is executed in DUPLICATE, each of which shall be deemed an original, one of which is being filed for record in the Public Records of Laurens County and the other is being filed for record in the Public Records of Greenville County, South Carolina.

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 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 23rd day of February, 1971

Signed, Sealed and Delivered
in the presence of:

W.R. Taylor
Louise Trammell

Dennon O. Jones (L.S.)
(Dennon O. Jones) (L.S.)