

SOUTH CAROLINA, Greenville COUNTY.

In consideration of advances made and which may be made by Blue Ridge  
 Production Credit Association, Lender, to James G. Simpson Borrower,  
 (whether one or more), aggregating TWO THOUSAND EIGHT HUNDRED FORTY THREE DOLLARS AND 75/100 Dollars  
 (\$2,843.75), (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),  
 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 FIVE THOUSAND Dollars (\$5,000.00), 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 Dunklin Township, Greenville  
 County, South Carolina, containing 52.2 acres, more or less, known as the \_\_\_\_\_ Place, and bounded as follows:

ALL that certain piece, parcel or lot of land situate, lying and being in  
 Dunklin Township, Greenville County, State of South Carolina, containing 52.2 acres,  
 more or less, as shown on a plat of property of Howard A. Vreeland, prepared in  
 January, 1971, by C. O. Riddle, RLS, recorded in the RMC Office for Greenville County  
 in Plat Book SSS at Pages 378 and 379, and having the courses and distances as shown  
 on said plat. This tract being bounded on the North by Dunklin Bridge Road, and  
 property of H.G.Thompson and Charles E. Meyer; on the East by property of M.W. Boyd, Jr.;  
 on the South by property of Ollie Lucille Crumpton; and on the West by property of  
 Rachel K. and Herbert R. Crumpton.

THIS being a portion of the property heretofore conveyed to the Grantor by  
 a deed recorded in the RMC Office for Greenville County in Deed Book 318 at page 215,  
 and the same as conveyed to the Grantor by Deed Book 593 at Page 339.

THIS conveyance is made subject to any and all restrictions or easements that  
 may appear of record, on the recorded plat or on the premises.

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 hereof, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED, this the 22nd day of February, 19 71.

Signed, Sealed and Delivered  
 in the presence of:  
William A. Burton  
Jinda C. Brewster

James G. Simpson (L.S.)  
(James G. Simpson) (L.S.)  
 \_\_\_\_\_ (L.S.)