Vol. 1192 Pg 235

Hide Ridge

DOLLARS AND 72/100

Greenville

49.62

Plat, and bounded as follows:

ALL that piece, parcel or tract of land lying west of Gowansville, Glassy Mountain Township, Greenville County, South Carolina, describer on a plat made for J.O. Bell, Jr. by Donald Hill, Surveyor, August 2, 1967, showing the following courses and distances:

BEGINNING on a brad in center of South Carolina Highway No. 11 and running North 41-00 West 169 feet to a brad in center of Highway No. 11; thence North 57-07 West 1,367 feet to a set stone; thence North 80-30 West 419 feet to an iron pin; thence South 12-30 West 742 feet to a poplar corner; thence South 75-00 West 721 feet to a stone; thence South 10-30 West 669-5 feet to an iron pin; thence North 98-00 East 721 feet to an iron pin; thence North 72-10 East 2,018.5 feet to the beginning; containing 49.62 acres, more or less.

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 20th day of May, 19 71

Jack H Trim (L. S.)
(Jack H. Trim) (L. S.)
(L. S.)

Signed, Sealed and Delivered
in the presence of:
W. R. Taylor
(W.R. Taylor)
Louise Trammell
(Louise Trammell)

S. C. R. E. Mtge.—Rev. 8-1-63

Form PCA 402