

SOUTH CAROLINA, Greenville County.

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to Austin L. King and Elizabeth T. King Borrower, (whether one or more), aggregating THREE THOUSAND TWO HUNDRED TWENTY SIX DOLLARS AND 32/100 Dollars (\$3,226.32), (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 FORTY FIVE HUNDRED Dollars (\$4,500.00), 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 21.2 acres, more or less, known as the Place, and bounded as follows:

ALL that piece, parcel or tract of land lying, being and situate in the County and State aforesaid, Austin Township, containing 21.2 acres, more or less, according to a plat and survey made by Jones Engineering Services, dated July 11, 1970 and entitled "Plat showing property of Austin L. King and Wendell E. Jones", and having according to said plat the following courses and distances, to-wit:

BEGINNING at an iron pin in the center of the Satterfield Road, joint corner with land this day deeded by the Grantor to Wendell E. Jones, and running thence with the joint line of the said Jones N. 67-36 W., crossing an iron pin 25 feet from said beginning point a total distance of 433.3 feet to an iron pin, corner of said Wendell E. Jones tract; thence with the joint line of said Jones S. 26-02 W. 310 feet to an iron pin, on the Satterfield line, near Spring; thence with the joint line of Satterfield N. 86-30 W. 962.6 feet to an iron pin, corner on Martin land; thence with the joint line of Martin N. 32-00 E. 1161.5 feet, 9 feet along an old fence line, to a stake, joint corner with Martin lands and lands of the Grantor; thence with the joint line of lands of the Grantor S. 63-40 E. 1048 feet to an iron pin in the center of said Satterfield road; thence with said road center S. 7-46 E. 200 feet to an iron pin; thence S. 6-44 W. 100 feet along the center of said road to an iron pin; thence S. 18-54 W. 100 feet to an iron pin; thence S. 31-30 W. 90 feet to an iron pin, the point of beginning, and bounded by said Satterfield Road, lands of Satterfield, lands this day conveyed by the Grantor to Wendell E. Jones, Martin land, and other lands of the Grantor.

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 21st day of June 1971.

Signed, Sealed and Delivered

in the presence of:

W.R. Taylor (W.R. Taylor) Louise Hammell (Louise Hammell)

Austin L. King (Austin L. King) Elizabeth T. King (Elizabeth T. King)