

SOUTH CAROLINA, Greenville COUNTY.

In consideration of advances made and which may be made by Ideal Production Credit Association, Lender, to G. W. Hugh Brown and Marvel A. Brown Borrower,

(whether one or more), aggregating Forty Thousand and no/100- - - - - Dollars (\$ 40,000.00),

(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 One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00), 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 Austin Township, Greenville County, South Carolina, containing 57.31 acres, more or less, known as the Brown Place, and bounded as follows:

All that certain tract of land, situate, on the western side of Standing Springs Road in Austin Township, Greenville County, State of South Carolina, containing 57.31 acres and having according to a plat of property of J. Roy Stone, dated February 25, 1964, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Standing Springs Road at the corner of property heretofore conveyed to W. L. Knight and running thence with the line of said property, S. 61-30 W. 418.5 feet to pin; thence S. 20-43 E. 104 feet to pin; thence S. 61-30 W. 418 feet; thence S. 82-W. 719 feet to pin on branch; thence down branch as a line the following courses and distances: S. 70-45 W. 529 feet; S. 63-30 W. 401 feet; N. 79-45 W. 362 feet; N. 64 W. 208 feet; N. 46 W. 422 feet; N. 52 W. 249 feet to pin on Rocky Creek; thence up Rocky Creek 64 feet to point; thence continuing 134 feet to pin; thence N. 81 E. 1407 feet to pin; thence N. 76-45 E. 891 feet to pin; thence N. 30 E. 290 feet to pin; thence N. 4 W. 76.6 feet to pin in center of Log Shoals Road; thence with center of Log Shoals Road S. 88-45 E. 236.9 feet to bend; thence continuing with the center of said road N. 75 E. 378.8 feet to pin in center of Intersection of Log Shoals Road and Standing Springs Road; thence with the center of Standing Springs Road as the line S. 22-20 E. 694 feet to pin, 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 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 12 day of July, 1971.

Signed, Sealed and Delivered in the presence of: Patricia A. Lynch, Lynne S. Pope, G. W. Hugh Brown (L.S.), Marvel A. Brown (L.S.)

See Records 1064 Avenue Bee Book 927 Page 328 deed to Edward J. Edminister et al