

SOUTH CAROLINA, Greenville COUNTY.

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to Ted E. Cash and Verna J. Cash Borrower, (whether one or more), aggregating SEVEN THOUSAND AND NO/100 Dollars (\$7,000.00), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 43-55, 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 TEN THOUSAND Dollars (\$10,000.00), plus interest thereon, attorney's 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 Township, Greenville County, South Carolina, containing 6.84 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 the County of Greenville, State of South Carolina, designated as Tract B on a plat of Map No. 1 of Springforest Estates prepared by C.O. Riddle, RLS, in November 1956, revised on September 13, 1971, and having, according thereto the following courses and distances to-wit:

BEGINNING at an iron pin at the Northwest corner of the intersection of Hart's Lane and Springforest Drive, and running thence along said Drive N. 5-42 W. 200 feet to an iron pin; thence N. 1-58 E. 82.4 feet to an iron pin; thence N. 17-19 E. 82-3 feet to an iron pin; thence N. 24-59 E. 25 feet to the corner of Lot No. 28 on said plat; thence along the line of Lot No. 28 N. 65-01 W. 520 feet to an iron pin; thence N. 8-10 W. 286.7 feet to an iron pin; thence along Gray's Branch as the line N. 68-12 W. 115.7 feet, more or less, to an iron pin; thence S. 8-10 E. 985.5 feet to an iron pin on Hart's Lane; thence along the Northern side of said Lane N. 84-18 E. 463.6 feet to the point of beginning.

THE aforesaid Tract contains 6.84 acres, more or less, according to said plat.

ALSO, ALL that lot of land in the State of South Carolina, County of Greenville, on the eastern side of Shrevevood Drive, near the Town of Taylors, being shown as Lot 122 on a plat of Brook Glenn Gardens, recorded in Plat Book JJJ at Page 85, and described as follows:

BEGINNING at an iron pin on the eastern side of Shrevevood Drive, at the corner of Lot 123, and running thence with the eastern side of said Drive, N. 29-43 W. 118 feet to iron pin at the corner of Lot 121; thence with line of said lot, N. 71-02 E. 124.6 feet to pin in line of Lot 132; thence with line of said lot S. 50-00 E. 80 feet to iron pin at corner of Lot 131; thence with line of said lot S. 29-43 E. 20 feet to iron pin at corner of Lot 123; thence with line of said lot S. 60-17 W. 150 feet to 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 1st day of October 19 71

Signed, Sealed and Delivered in the presence of:

[Handwritten signatures of witnesses]

Ted E. Cash (L.S.)
Verna J. Cash (L.S.)