

SOUTH CAROLINA GREENVILLE COUNTY

In consideration of advances made and which may be made by Pine Ridge Production Credit Association, Lender, to Frank O. Ferguson, Borrower, (whether one or more), aggregating SIX THOUSAND NINE HUNDRED THIRTY EIGHT DOLLARS AND 80/100 Dollars (\$6,938.80), 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 SIXTY THOUSAND Dollars (\$60,000.00), 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 O'Neal Township, Greenville County, South Carolina, containing 41 acres, more or less, known as the Pine Ridge Place, and bounded as follows:

BEGINNING at an iron pin in the center of Few's Bridge Road (also known as Chastain Road) at the corner of the tract retained by the grantors, which iron pin is situate S 84-57 E, 300 ft. from the corner of James C. Lister, and running thence S 84-57 E, 333 ft. more or less to a point in said road; thence S 68 E, 198 ft. to an iron pin in said road; thence continuing with said road approximately S, 68 E, approximately 200 ft. to the point of intersection of the Few's Bridge Road and Bramlett Bridge Road; thence along the center of Bramlett Bridge Road, S 45 E, 297 ft. to a point in said road; thence continuing with the center of said road S 35 E, 660 feet to an iron pin in the center of said road; thence S. 45 W, 501.6 ft. to a point; thence Due West along the lands formerly of Bramlett and Ebb Lynn Estate, 1,369.5 ft. more or less to an iron pin; thence N 41 W, 449.8 ft. to an iron pin at the corner of the property sold to W. F. McKinney in Deed Book 256 at page 342; thence along his lot N 45-30 E, 253 ft. to an iron pin; thence N 24 W, 304 ft. to an iron pin at the corner of J.C. Lister, C.E. Pearson, and McKinney; thence along the Lister property N 56-30 E, 268 ft. to an iron pin; thence N, 39-15 E, 79.5 ft. to an iron pin at the corner of the tract reserved by the grantors which corner is situate 350.5 ft. S 39 W from the corner of James C. Lister in said lot; thence S 84-57 E, 300 ft. to an iron pin; thence N. 39 E, 350.5 ft. to the point of beginning. This description was arrived at by the deduction of 5 acres conveyed to C.E. Pearson in Deed Book 240, Page 151; 2 acres to W.F. McKinney in Deed Book 256 at Page 342; and 6.3 acres to J.C. Lister in Deed Book 538 at Page 93; and the lot reserved by the grantors shown on plat entitled "Mrs. J.J. Gravely" recorded in Plat Book LLL, Page 54. This is a portion of the property conveyed to J.J. Gravely in Deed Book 168 at Page 178. He died testate as will appear in Apartment 762, File 6.

ALL that piece, parcel or lot of land situate, lying and being in O'Neal Township, Greenville County, S.C. and known and designated as the property of Mrs. John S. Jones containing 17.44 acres according to a plat prepared by Terry T. Dill, March 1966, and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of this property, property of Mrs. J.C. Bramlett and other property of Ferguson and running thence S. 14-02 E. 650 ft. to an iron pin at the corner of property of Bramlett and Fowler; running thence with the joint line of the Fowler property and Epps land N 85-15 W. 1,223 ft. to an iron pin; running thence with other property on the Grantor and crossing a branch N. 34-0 W. 636.9 ft. to an iron pin; running thence N. 5-0 W. 92.5 ft. to an iron pin; running thence S. 40-40 E. 113 ft. to an iron pin; running thence S 89-38 E. 1,350 ft. to an iron pin, at point of beginning. This is a portion of the property conveyed to the Grantor herein by deed recorded Book 760 at Page 290.

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 8th day of November, 1971

Signed, Sealed and Delivered in the presence of: W.B. Taylor, Louise Trammell, Frank O. Ferguson (L.S.), (Frank O. Ferguson) (L.S.)