

SOUTH CAROLINA, Greenville County

Blue Ridge

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to Marvin L. Clark, Borrower

(whether one or more), aggregating FOUR THOUSAND THREE HUNDRED FIFTY SIX DOLLARS AND 96/100 Dollars (\$4,356.96), 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, 1955: (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 SIX THOUSAND Dollars (\$6,000.00), 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 Cleveland Township, Greenville County, South Carolina, containing 14.31 & 36.79 acres, more or less, known as the _____ Place, and bounded as follows:

ALL that certain parcel and tract of land situate, lying and being on the North side of the New Highway, and on the West side of the Ragsdale land, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the bridge, joint corners of this tract and the tract awarded to Throma C. Parsons, and running thence with the center of the New Highway S. 86-15 W. 16.70 chains to an iron pin; thence N. 40 W. 2.69 chains to an iron pin; thence S. 4 E. 4.81 chains, to an iron pin, joint corners of this tract and the tract awarded to J.B. Clark; thence N. 85-1/2 E. 2.83 chains to a pine; thence N. 85 E. 1.90 chains to an iron pin; thence N. 78 E. 3.18 chains to a pine; thence S. 81 E. 1.79 chains to a poplar on branch; thence down the branch as a line between this tract and the Ragsdale property to the beginning corner, and containing 14.31 acres; more or less, as shown by plat and survey by Dean C. Edens, C.E., March, 18, 1950.

ALSO, ALL that certain parcel and tract of land situate, lying and being in the County and State aforesaid, Cleveland Township, and on the West side of Little River and on the North side of the branch intersecting the same, and having the following metes and bounds, to-wit:

BEGINNING at the intersection of the said branch and Little River, joint corners of this tract and the tract herein awarded to J.B. Clark, and running thence up and with the said Little River as a line to the West in the said River, on the line of the Saluda Land & Lumber Company, thence N. 77 W. 5.68 chains; thence S. 83 W. 6.25 chains; thence S. 57 W. 14 chains to a stone; thence S. 23 W. 4 chains; thence S. 12 E. 5.50 chains crossing the branch; thence S. 77 E. 1.4 chains to a hickory near West side of branch; thence down and with the center of the said branch as a line between this tract and the tract awarded to J. B. Clark to a point where the said branch enters Little River, to the beginning corner as shown on plat prepared by Dean C. Edens, C.E., March 18, 1950, reference being hereto had for a more complete and detailed description and containing, according to the said plat, 36.79 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 30th day of November, 1971

Signed, Sealed and Delivered _____ (L. S.)
in the presence of: _____ (L. S.)
(W. R. Taylor) _____ (L. S.)

(Robert E. Spalding, Jr.) _____ (L. S.)
S. C. R. E. Mfg. - Rev. 6-1-65