

JAN 13 4 52 PM '72

SOUTH CAROLINA, Greenville OLLIE COUNTY

R. H. C. Blue Ridge

In consideration of advances made and which may be made by Bernhard Ludvigsen Lender, to Borrower,
Production Credit Association, Lender, to Borrower,
(whether one or more), aggregating SIX THOUSAND FOUR HUNDRED NINETEEN DOLLARS AND 60/100 Dollars

(\$ 6,419.60), (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 SEVENTY FIVE HUNDRED Dollars (\$ 7,500.00), 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 Glassy Mountain Township, Greenville County, South Carolina, containing 136 acres, more or less, known as the _____ Place, and bounded as follows:

BEGINNING at a nail in the center of South Carolina Highway No. 11 at the corner of a tract of 48 acres, more or less, and running thence along the line of said tract, S. 70-54 W. 1,995 feet to a stake on the bank of a branch; running thence S. 89 W. 712 feet to a point in the line of property now or formerly of Pearlle Howard; running thence along the line of said property, S. 8 W. 781.5 feet to an iron pin witness old stake by an old pine (down); and running thence S. 55 E. 75 feet to an iron pin in an old abandoned road; and running thence S. 59-10 E. 100 feet to an iron pin; thence continuing with said old abandoned road, S. 70 E. 100 feet to an iron pin; thence continuing with said old abandoned road, S. 83-45 E. 100 feet to an iron pin; running thence S. 82-25 E. 156 feet to an iron pin at the corner of property now or formerly of John Williams; running thence along the line of said property, S. 73 E. 1,461.9 feet to an old stone at the corner of property formerly of T. D. Davis now Boone; and running thence along the line of said property, N. 68 E. 1,465 feet to a double oak; and running thence N. 67-30 E. 86 feet to a post oak on the side of Old Glassy Mountain Road; and running thence with a tract containing 12.2 acres surveyed March 23, 1970 by S. D. Atkins, N. 73-30 W. 29 feet; running thence S. 68-30 W. 214 feet; running thence N. 68-12 W. 208 feet; running thence N. 51-15 W. 100 feet; running thence N. 46-30 W. 200 feet; running thence N. 52-30 W. 128 feet; running thence N. 60-30 W. 100 feet; running thence S. 87-22 W. 100 feet; running thence S. 66-45 W. 160 feet; running thence N. 84 W. 150 feet; running thence S. 73-45 W. 135 feet; running thence S. 50-45 W. 200 feet; running thence N. 22-45 W. 506 feet; running thence N. 83-40 E. 550 feet to an iron pin; running thence S. 59-30 E. 159 feet to an iron pin; running thence S. 88-50 E. 300 feet to an iron pin; running thence S. 64-45 E. 215 feet; running thence approximately S. 52-25 E. 55 feet, more or less, to a point at the corner of a tract containing 4.8 acres, more or less; running thence along the line of said tract in a northeasterly direction to a point in the center of said South Carolina Highway No. 11, which pin is located N. 44-55 W. approximately 148.3 feet from a nail in the center of said highway; and running thence along the center of said highway, N. 44-55 W. 499 feet, more or less, to a nail in the center of said highway; thence continuing with the center of said highway, N. 41-35 W. 398.2 feet to the point of beginning, containing eighty-three (83) acres, more or less.

ALSO: All that piece, parcel or tract of land in Glassy Mountain Township, Greenville County, State of South Carolina, described as follows: BEGINNING on a stake near the branch at Necie E. Lockhart's corner; thence about North with a straight line, Necie E. Lockhart's corner (A Chestnut Stake) (Now a Stone on Pruitt's line); thence about East to a pine tree corner of C.S. West; thence about South to a stone corner of J.J. Hutchison; thence with Hutchison's line to the beginning corner. Bounded by lands of J.J. Hutchison, Mrs. E.J. Shankle, C.S. West and others. Contains Thirty-six (36) acres, more or less. (SEE ATTACHED RIDER FOR ADDITIONAL PROPERTY COVERED).

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 express 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 10th day of JANUARY, 1972

Signed, Sealed and Delivered
in the presence of: Bernhard Ludvigsen (L. S.)
Bernhard Ludvigsen (L. S.)

(L. S.)

W. R. Taylor
(W. R. Taylor)
Louise Frammell
(Louise Frammell)
S. C. R. E. Reg. - Rev. 8-1-63

(CONTINUED ON NEXT PAGE)