Book 1220 PAGE 577

SOUTH CAROLINA

Production Credit Association, Lender, ... Ruth K. Sloan ... Borrower, (whether one or more). Agreement ... KIGHTEEN THOUSAND FOUR HUNDRED THIRTY EIGHT DOLLARS AND 60/100 Dollars ($ 11,438.60), (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 FIFTEEN THOUSAND Dollars ($ 15,000.00), 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 Highland Township, Greenville County, South Carolina, containing 67.05 acres, more or less, known as the Sloan Place, and bounded as follows:

ALL that certain piece, parcel or tract of land situate, lying and being in the State and County aforesaid, Highland Township, about one mile south of the former Jordan High School, lying on the west side of the Jordan Road, being bounded by lands of Buck Young, Ponder and G. B. Williams and others, and being composed of three tracts of land conveyed to S. B. Sloan as follows: 1. A 30.8 acre tract conveyed to S. B. Sloan by deed from J. E. Roe, recorded in the office of the R.M.C. for Greenville County in Deed Book ZZZ at page 375; 2. A 13.25 acre tract conveyed to S. B. Sloan by deed from W. W. Bruve, recorded in the said R.M.C. Office in Deed Book 39 at page 167; 3. A. 33 acre tract conveyed to S. B. Sloan by deed from Mrs. M. P. Landrum, recorded in the said R.M.C. Office in Deed Book 102 at page 278, LESS HOWEVER A 4 acre lot conveyed by S. B. Sloan to Q. R. Sloan by deed recorded in said R.M.C. Office in Deed Book 290 at page 433 and A 1 acre lot conveyed by S. B. Sloan to Thomas G. Sloan by deed recorded in the said R.M.C. Office in Deed Book 427 at page 178, and A 5 aere lot on which the Home House and barns etc. are located, the 5 acre lot being reserved for the home of Anna N. Sloan, the widow. The portion being herein conveyed is all of the remainder of the said three (3) tracts and having sixty seven and five one-hundredths (67.05) acres, more or less, and having the following courses and distances, to wit:

BEGINNING ON a point on the Buck Young line on the southwest corner of the 5-acre Home lot and runs thence with the said line, S. 74-00 W. 13.83 chains to an iron pin near a large Pine; thence due South 10.00 chains to a Pine on branch; joint corner of the 30.8 acre tract and the 13.25 acre tract; thence S. 26-00 W. 6.61 chains to an iron pin, Buck Young's corner; thence S. 0-1/2 W. 13.01 chains to a stone on the former W. M. Ballenger line (now Ponder); this is the joint corner of the 13.25 acre tract and the 33 aere tract; thence S. 60 1/2 E. 7.21 chains to a stake, G. B. Williams corner; thence with the Williams line, N. 48-00 E. 25.81 chains to an iron pin on the said line and joint corner of the 4 acre lot; thence with the rear line of the 4 acre lot and of the 1 acre lot, N. 40-15 W. 3.80 chains (251 feet) to a stake or iron pin, joint corner of the 1 acre lot; thence with the 1 acre lot line, N. 47-35 E. 13.13 chains (866.5 feet) to a point in the Jordan Road; thence with the said road N. 40-15 W. 6.12 chains to a bend; thence continuing with the said road, N. 38-15 W. 14 links, more or less, to the corner of the 5 acre Home lot; thence with the Southern line of the 5 acre Home lot, S. 79-00 W. 10.91 chains (720 feet) to a point; thence with the rear line of the 5 acre Home Lot, N. 25-30 W. 4.60 chains (304 feet) to the beginning corner.

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 28th day of January, 19 72

Thomas G. Sloan (L. S.)
(Thomas G. Sloan)

(L. S.)

Ruth K. Sloan (L. S.)
(Ruth K. Sloan)

Signed, Sealed and Delivered in the presence of:

W. R. Taylor
(W. R. Taylor)

Louise Trammell
(Louise Trammell)

S. C.

Form PCA 402

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 36 PAGE 85

SATISFIED AND CANCELLED OF RECORD
29 DAY OF Jan 1976
Daniel Hamby
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:16 O'CLOCK A. M. NO. 12512

For Allen Hollingsworth Rd & Elm Rock Rd 1269 page 114