

1225-1479

Borrower, **SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100** Dollars. Lender, **SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100** Dollars. All the land of said tract is **Fairview** Township, **30** County, South Carolina. **30** Floor, and bounded as follows:

BEGINNING at an iron pin on the easterly side of Standing Springs Church branch and running thence along the line of property of Calvin O. Dillard, S. 43-44 W., 610.2 feet to an iron pin; thence along the line of Property of John H. Abercrombie, S. 18-09 W., 237 feet to an iron pin in or near Stanhouse Road; thence crossing said road, S. 8-49 W., 153 feet to an iron pin; thence N. 54-58 W., 360 feet to an iron pin in Stanhouse Road; thence N. 55-15 W., 90.7 feet to an iron pin on the line of Property of Waldrop; thence along said Waldrop line, N. 11-38 E., 200 feet to an iron pin; thence N. 51-08 W., approx. 593.9 feet to a point on the line of property deeded to Standing Springs Baptist Church; thence along said Church property, N. 74-04 E., 495 feet to an iron pin; thence along the line of Property to be deeded to Perry, S. 15-56 E., 370 feet, more or less; to a point thence continuing along said Perry tract, S. 78-22 E., 555 feet, more or less, to a point in or near Standing Springs Church branch; thence with said Branch as a line (the traverse line being S. 26-10 E., 530 feet and S. 9-40 E., 157 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 15th day of March, 19 72

Signed, Sealed and Delivered
in the presence of
W. R. Taylor
(W. R. Taylor)
Louise Trammell
(Louise Trammell)
Jimmy C. Langston
(Jimmy C. Langston)

(CONTINUED ON NEXT PAGE)