

SOUTH CAROLINA \_\_\_\_\_ County

Blue Ridge

Profession, Clerk, Appraiser, Lender, or \_\_\_\_\_ Borrower,  
(whether one or more), \_\_\_\_\_  
TEN THOUSAND SIX HUNDRED SIXTY ONE DOLLARS AND 28/100 \_\_\_\_\_ Dollars

(10,661.28) \_\_\_\_\_ Dollars (including but not limited to the above described advances),  
and to secure, in accordance with Section 43-59, Code of Laws of South Carolina, 1962: (1) all existing indebtedness of Borrower to Lender (including but not limited to the above described advances),  
retained by promissory notes and all receipts and obligations thereof; (2) all future advances that may subsequently be made to Borrower by Lender, to be  
retained by promissory notes and all receipts and obligations thereof; and (3) all other indebtedness of Borrower to Lender, now due or to become due or  
hereinafter incurred, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any one time not to  
exceed \_\_\_\_\_ Dollars (\$ 25,000.00), 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 hereon. 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 \_\_\_\_\_ Township, \_\_\_\_\_  
County, South Carolina, containing \_\_\_\_\_ more or less, known as the \_\_\_\_\_  
Plumley \_\_\_\_\_ Place, and bounded as follows:

BEGINNING on an iron pin in the Western line of the J. Roy Pendleton's property at the Southeastern corner of the Claud Plumley property, and running thence South 70° 30' West 200 feet to an iron pin, a corner of the Pendleton property; thence with the Northern line of the Pendleton property South 89° 30' West 363 feet to an iron pin and stone; thence with the Northeastern line of the Pendleton property North 62° West 239 feet to an iron pin, the Southeastern corner of the Boyd Plumley property; thence with the line of the Boyd Plumley property North 5° West 210 feet to an iron pin, a common corner to Boyd Plumley's property, and other property of Grady Plumley; thence South 62° East 300 feet to an iron pin; thence North 41° East 190 feet to an iron pin, a corner common to the Grady Plumley and Claud Plumley properties; thence South 61° 30' East 310 feet to the BEGINNING, containing 3.04 acres more or less, as shown on a plat entitled "Lands of Grady Plumley," prepared by E. H. Gibbs, Registered Land Surveyor, dated April 30, 1963, and being a portion of the property conveyed by John P. Lockhart and wife, Necie E. Lockhart, to Arnie Emery Plumley by deed dated April 7, 1941, recorded in Book 235, Page 344, R.M.C. Office for Greenville County, South Carolina.

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 whatsoever 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 6th day of March, 1972

Signed, Sealed and Delivered  
in the presence of:  
W.R. Taylor  
Louise Trammell  
I. C. R. E. Mfg. - Rev. 8-1-63

Grady L. Plumley (L. S.)  
(Grady L. Plumley) (L. S.)  
\_\_\_\_\_  
(L. S.)