

Blue Ridge

In consideration of advances made and which may be made by
Production Credit Association, Lender, to David R. Wagner and Martha C. Wagner Borrower,
(whether one or more), aggregating SIX THOUSAND FOUR HUNDRED TWENTY SEVEN DOLLARS AND 60/100 Dollars
(6,427.60), (evidenced by note(s) of WAGNER 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 EIGHT THOUSAND Dollars (8,000.00), 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 Greenville Township,
County, South Carolina, containing House & Lot acres, more or less, known as the _____ Place, and bounded as follows:

ALL that piece, parcel or lot of land situate, lying and being in the County of
Greenville, State of South Carolina, being shown and designated as Lot No. 51 on plat of
Drexel Terrace dated April 1, 1961, and prepared by Piedmont Engineering Service, recorded
in the Office of the R.M.C. for Greenville County in Plat Book QQ at page 177, and being
more particularly described with reference to said plat as follows:

BEGINNING at a point on the easterly side of Dexter Drive, joint front corner of
Lots Nos. 50 and 51, and running thence along the common boundary of said lots S. 87-08 E.
184.4 feet to a point in the line of Lot No. 53; thence turning and running along the common
boundary of Lots Nos. 51 and 53 N. 27-04 E. 20.2 feet to a point; thence turning and running
along the common boundary of Lots Nos. 51 and 52 N. 00-48 W. 150.7 feet to a point on the
southerly side of Dellrose Circle; thence turning and running along said southerly side of
Dellrose Circle S. 46-38 W. 160 feet to a point in a curve; thence around the curve to the
easterly side of Dexter Drive S. 44-31 W. 33.7 feet to a point on the easterly side of Dexter
Drive; thence along the easterly side of Dexter Drive S. 2-29 W. 123.1 feet to the point of
beginning.

Said lot is subject to protective covenants for Drexel Terrace recorded on April 7, 1961 in
the Office of the R.M.C. for Greenville County in Deed Book 671 at page 345 and to building
set back line as shown on said plat.

This is a portion of the property conveyed to the Grantor herein by deed of W. B. Simmons,
recorded on April 3, 1961 in the Office of the R.M.C. for Greenville County in Deed Book 671
at page 155.

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A defect under this instrument or under any other instrument heretofore or hereafter executed by Borrower to Lender shall at the option of Lender constitute a breach of this instrument and shall be deemed a breach of this instrument.

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, jointly 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 claim against them from 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 25th day of July, 1962.

Signed, Sealed and Delivered
in the presence of

(Robert W. Blackwell)

(S.W.C. E. Tagg) 8-1-62

David R. Wagner (L.S.)
(David R. Wagner) (L.S.)
Martha C. Wagner (L.S.)
(Martha C. Wagner)