

FILED
GREENVILLE CO. S. C.

BOOK 1246 PAGE 617

Greenville County.

SOUTH CAROLINA
AUG 28 3 47 PM '72

In consideration of advances made and which may be made by Blue Ridge
ELIZABETH RIDDLE, Lender, to Declan Collins Borrower,
(whether cash or otherwise), aggregating TWO THOUSAND ONE HUNDRED FIFTY THREE DOLLARS AND 88/100 Dollars

(2,153.88), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 45-53, 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 THREE THOUSAND Dollars (3,000.00), 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 Dunklin Township, Greenville County, South Carolina, containing 82 acres, more or less, known as the _____ Place, and bounded as follows:

ALL that certain piece, parcel or tract of land situate, lying and being on Meekins Road, Dunklin Township, Greenville County, State of South Carolina, containing eighty-two (82) acres, more or less, according to plat of property of J. Paul Rice, prepared by Carolina Engineering & Surveying Company, dated December 4, 1962 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Meekins Road and running thence N. 73-17 W. 1,272.2 feet to an iron pin; thence running S. 42-48 W. 797.5 feet to an iron pin; thence N. 65-25 W. 1,267.9 feet to a buggy axle; thence running N. 39-28 E. 500.7 feet to creek; thence with the meanders of said creek, the bearings and distances being as follows: S. 86-10 E., 157.1 feet; S. 84-26 E. 150.0 feet; N. 77-0 E. 276.9 feet; N. 85-21 E. 537.8 feet; N. 74-02 E. 881.7 feet; N. 75-15 E. 732.0 feet; S. 47-20 E. 140.0 feet; N. 59-17 E. 325.1 feet; S. 89-50 E. 345.0 feet; S. 61-56 E. 573.7 feet; S. 56-04 W. 115.0 feet; S. 27-55 E. 130.0 feet; S. 32-21 E. 139.1 feet; S. 6-33 E. 365.0 feet; thence leaving said creek and running S. 37-16 E. 82.5 feet to an 8" poplar; thence running S. 78-59 W. 1,464.8 feet to an iron pin, on Eastern side of Meekins Road, the point of beginning.

This is the same property conveyed to William J. Goldsmith by deed recorded in the RMC Office for Greenville County in Deed Book 851, page 415. William J. Goldsmith died testate as will more fully appear by reference to the Probate File on file in the Probate Court in Apartment 1160, File #23. This deed is executed pursuant to the authority granted in the Last Will and Testament of William J. Goldsmith. This conveyance is subject to easements, restrictions and rights-of-way of record.

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 August, 19 72

Declan Collins (L. S.)
(Declan Collins) (L. S.)

(L. S.)

Signed, Sealed and Delivered
in the presence of
Robert W. Blackwell
(Robert W. Blackwell)
Louise Trammell
(Louise Trammell)
S. C. R. E. Mfgs. - Rev. 8-1-63