

3 11 15 AM '72

BOOK 1251 PAGE 659

ELIZABETH RIDDLE  
GREENVILLE R.M.C. COUNTY.

SOUTH CAROLINA

Blue Ridge

In consideration of advances made and which may be made by Production Credit Association, Lender, to Vance B. Drawdy and Mary E. Drawdy Borrower,

(whether one or more), aggregating SEVEN THOUSAND FOUR HUNDRED EIGHTY SIX AND NO/100 Dollars

(\$ 7,486.00), (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 TEN THOUSAND Dollars (\$ 10,000.00), 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 Oaklawn Township, Greenville

County, South Carolina, containing 56 acres, more or less, known as the \_\_\_\_\_ Place, and bounded as follows:

ALL that certain piece, parcel and tract of land with all improvements thereon, situate

lying and being on the Western side of Holly Drive in Oaklawn Township, County of Greenville,

State of South Carolina, containing 54.36 acres, more or less, and having the following

description:

BEGINNING at a point on the Western side of Holly Drive, said point being the Southern

most boundary of the property of Mildred M. Thoreson and Carl M. Thoreson, and running thence

S. 86-29 W. 91 feet to an iron pin; thence S. 83-59 W 220 feet to an iron pin; thence N 8-42

E. 662.6 feet to an iron pin; thence N. 5-01 W. 328.7 feet to an iron pin and stone; thence

N. 85-52 W. 467.5 feet to an iron pin and stone; thence N. 73-38 W. 675.2 feet to an iron pin;

thence S. 14-09 W. 10 feet to an iron pin; thence S. 73-38 E. 675.2 feet to an iron pin at a

stone; thence S. 14-09 W. 686 feet to an iron pin; thence N. 80-36 W. 698.2 feet to an iron pin

at an axle; thence S. 13-07 W. 222.2 feet to an iron pin; thence S. 16-03 W 651.6 feet to an

iron pin; thence S. 14-47 W. 1,082.5 feet to an iron pin; thence 83-16 E. 1,049.8 feet to an

iron pin; thence N. 7-31 E. 351 feet to an iron pin; thence N. 7-44 E. 1,134.3 feet to an axle; X

thence N. 83-59 E. 743.2 feet to an iron pin; thence N. 86-29 E. 84.1 feet to an iron pin in

the center of Holly Drive; thence running with the center of Holly Drive, N. 8-29 E. 30 feet

to the point and place of beginning.

The above-described property is the same as is shown on plat entitled "property of Vance

B. Drawdy" bearing date of September 26, 1972, having been made by C.O. Riddle, R.L.S., with

same being recorded in the R.M.C. Office for Greenville County in Plat Book 45 at Page

36.

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

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 claim-

ing 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 29th day of September, 19 72

Signed, Sealed and Delivered Vance B. Drawdy (L.S.)

in the presence of: Mary E. Drawdy (L.S.)

Barbara B. Riddle

S. C. R. E. Mfg. - Rev. 8-1-63 Form PCA 40z