

SOUTH CAROLINA, Greenville COUNTY.

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to Bruce D. Holcombe and Anna H. Holcombe Borrower, (whether one or more), aggregating SEVEN THOUSAND AND NO/100 Dollars (\$ 7,000.00), (evidenced by note(s) of even date 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 THIRTY THOUSAND Dollars (\$ 30,000.00), 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 _____ Township, _____ County, South Carolina, containing 60.6 acres, more or less, known as the _____ Place, and bounded as follows:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as lot No. 2' on a Plat entitled "Property of B.F. Thackston", dated November 2, 1971, and prepared by C.O. Riddle, R.L.S., containing 59.6 acres, more or less, and having according to said Plat, the following metes and bounds, to-wit: BEGINNING at an iron pin in the center of a dirt road and running thence with said road S. 37-17 W. 274.7 feet to an iron pin; thence with said road S. 57-17 W. 165 feet to an iron pin; thence still with said road S. 29-32 W. 182.9 feet to an iron pin; thence still with said road S. 14-10 W. 130.7 feet to a nail and cap in the center of South Carolina Highway No. 84; thence with said highway S. 18-59 E. 278.7 feet to a point in said highway; thence N 53-18 E. crossing an iron pin 234 feet to an iron pin; thence S. 42-12 E. 86.6 feet to an iron pin; thence S. 34-11 W. crossing an iron pin 314 feet to a nail and cap in the center of Holcombe Road; thence with said road S. 64-14 E. 314 feet to a point in said road; thence leaving said highway N. 71-15 E. crossing an iron pin 1246.4 feet to an iron pin in or near a branch; thence with said branch the traverse lines of which are N. 3-30 E. 67 feet; thence 48-15 E. 230 feet to a point in or near Reedy River; thence with said river traverse lines of which are N. 17-30 W. 210 ft.; N. 21-30 E. 195 feet; N. 78 E. 190 feet; N. 45-30 E. 103 feet; N. 27 E. 300 feet; N. 31-15 E. 205 feet; N. 45-30 E. 256 feet; N. 39 E. 293 feet; N. 8 W. 171 feet; N. 52-30 W. 33 ft. N. 70 W. 158 ft. N. 78 W. 118 ft.; N. 61-15 W. 179 feet; and N. 54-40 W. 153 feet to an iron pin; thence leaving said river S. 46-32 W. 636.4 ft. to an iron pin; thence S. 80-53 W. 189.8 ft. to an iron pin; thence S. 33-17 E. 410.6 ft. to a cedar; thence S. 63-07 W. 584.6 ft. to an iron pin; thence S. 49-33 W. 533.2 ft. to an iron pin; thence N. 65-37 W. crossing an iron pin 360 ft. to the point of beginning.

Also one (1) acre more or less, having the following metes and bounds: BEGINNING at an iron pin in or near the center of S.C. Road No. 84 and running thence N. 53-18 E. 234 ft. to an iron pin; thence S. 42-12 E. 86.6 ft. to an iron pin; thence S. 34-11 W. 314 ft. to an iron pin in or near the center of Holcombe Road; thence with the center line of Holcombe Road N. 64-14 W. 75 feet. to an iron pin; thence with the center line of S.C. Road No. 84 N. 18-59 W. 128.5 ft. 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) Lender 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 1st day of March, 1973

Signed, Sealed and Delivered in the presence of Bruce D. Holcombe (L.S.) Bruce D. Holcombe (L.S.) Anna H. Holcombe (L.S.)