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BOOK 1284 PAGE 61

SOUTH CAROLINA, GREENVILLE COUNTY, DONNIE S. TANKERSLEY R.M.C.

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to Robert L. Batters and Lorraine S. Batters Borrower, (whether one or more), aggregating FIVE THOUSAND AND NO/100 Dollars (\$ 5,000.00), (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, 1952, (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 Fairview Township, Greenville County, South Carolina, containing _____ 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 Fairview Township, County of Greenville, State of South Carolina, containing 40.57 acres, more or less, as shown on a plat of property of S.A. Fowler Estate, prepared by C.O. Riddle, R.L.S. in September, 1966, the same being recorded in the R.M.C. Office for Greenville County in Plat Book MMN at Page 106, and having according thereto the following courses and distances, to-wit:

BEGINNING at an iron pin in the center of the Fountain Inn-Fairview Road, at the corner of W.P. Fowler property, and running thence along the line of Glen M. Owens S. 63-22 W. 456.4 feet to an iron pin; thence along the line of Spivey property N. 12-03 W. 606.7 feet to an iron pin; thence S. 80-21 W. 194.3 feet to the center of the Nash Mill road; thence along the center of said road N. 23-37 W. 275 feet to a point; thence N. 22-35 W. 400 feet to a point; thence N. 27-52 W. 100 feet to a point at a bend in said road; thence N. 34-50 W. 134 feet to an iron pin in an abandoned road; thence along the line of Fred S. Paden N. 42-25 E. 627 feet to an iron pin; thence along the line of J.W. Woods N. 64-54 E. 938.7 feet to an iron pin at a culvert; thence along the line of W.P. Fowler S. 0-01 W. 1,428.8 feet to an iron pin; thence S. 20-22 W. 600.6 feet crossing an iron pin near the road to the center of the Fountain Inn-Fairview Road, the point of beginning.

This being the same property conveyed to the grantors by a certain deed recorded in the R.M.C. Office for Greenville County in Deed Book 844 at page 9.

ALSO, ALL that certain piece, parcel or tract of land adjoining the above described 40.57 acres in Greenville County, State of South Carolina, being shown on plat of the property of S.A. Fowler Estate, prepared by C.O. Riddle, dated September, 1966, containing 2 acres, more or less, and having the following notes and bounds, to-wit:

BEGINNING at a point in the center of Nash Mill Road, which point is located S. 80-21 W., 25 feet from iron pin on the northeasterly side of said Nash mill road, and running thence with the line of 40.57 acre tract as shown on said plat, N. 80-21 E., 194.3 feet to an old iron pin; thence S. 12-03 E., 600 feet, more or less, to a point in center of Fountain Inn-Fairview Road; thence with the center line of Fountain Inn-Fairview Road in a westerly direction to a point in the center of the intersection of Fountain Inn-Fairview Road and Nash Mill Road; thence with the center line of Nash Mill road in a northwesterly direction to a point in said Nash Mill Road, the beginning corner. This being the same property conveyed to the grantors by a certain deed recorded in the R.M.C. Office for Greenville County in Deed Book 870 at page 539.

This conveyance is made subject to any restrictive covenants, building set-back lines, rights-of-way and easements which may affect the above described property.

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 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 cures its 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 10th day of July, 1973.

Signed, Sealed and Delivered in the presence of: [Signature]

[Signature] (L.S.) [Signature] (L.S.) [Signature] (L.S.)

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