

SOUTH CAROLINA, GREENVILLE COUNTY.

Blue Ridge

In consideration of advances made and which may be made by Protection Credit Association, Lender, to Darrell L. Howell and Geraldine M. Howell Borrower, (whether one or more), aggregating EIGHT THOUSAND SIX HUNDRED FORTY SIX DOLLARS AND 48/100 Dollars

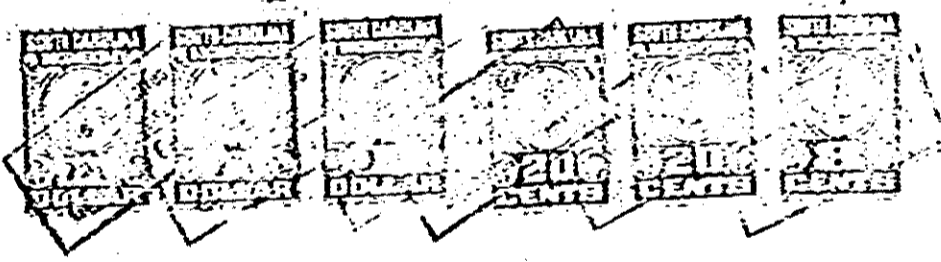
(\$ 8,646.48 ), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 45-55, Code of Laws of South Carolina, 1942, (1) all existing indebtedness of Borrower to Lender (including but not limited to the above described advances), evidenced 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, attorney's 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, Greenville County, South Carolina, containing \_\_\_\_\_ acres, more or less, known as the \_\_\_\_\_ Place, and bounded as follows:

ALL that certain lot or tract of land lying in the State of South Carolina, County of Greenville, on the Nash Mill Road and shown as 20 acres, more or less, on a Plat of the Estate of Lillie Harrison by W.J. Riddle, Surveyor, dated June 2, 1950, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in Martin Road, at the corner of a 57.33 Acre Tract, shown on said Plat, and running thence with said Tract, N. 48-30 W., 342.9 ft. to an iron pin; thence N. 5-20 E., 2,080.6 ft. to an iron pin near the center of a creek; thence with the Creek as the line, N. 70-05 W., 93 ft. and N. 61-45 W., 78.5 ft. to a stake; thence S. 10 E., 83 ft. to a stake; thence S. 9-30 E., 322 ft. to a stake; thence S. 48-55 W., 466 ft. to a stake; thence along the line of property now or formerly of the Brownlee Estate, S. 5-20 W., 600 ft. to a stone; thence S. 5-20 W., 963.5 ft. to a point on the Southwestern side of Nash Mill Road; thence running along the side of said Road, S. 48-30 E., 414 ft. to a point; thence N. 66-12 E., 400 ft. to an iron pin at the point of beginning.

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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, benefits 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, them 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, conditions, covenants, agreements, representations and obligations of which are made a part hereof to the same extent as if set forth in express herein, then this instrument shall cease, terminate 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 general debtor, surety, guarantor, endorser or otherwise, will be secured by this instrument and it is further understood and agreed that Lender, at the written request of Borrower, will waive this mortgage whenever: (1) Borrower cures 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 survive to the benefit of Lender, its successors and assigns, and any successor, or assigns of Lender may make advances heretofore, and all such advances and all other indebtedness of Borrower to such successor or assigns 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 27th day of July, 1973.

Signed, Sealed and Delivered to the Lender Robert W. Blackwell (Robert W. Blackwell) and to the Borrower Darrell L. Howell (Darrell L. Howell) and Geraldine M. Howell (Geraldine M. Howell)

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