

FILED
GREENVILLE CO.
SEP 11 4 50 PM '73
SOUTH CAROLINA
J. J. HARRIS

BOOK 1290 PAGE 317

GREENVILLE COUNTY.

In consideration of advances made and which may be made by Blue Ridge
Production Credit Association, Lender, to L. Harold Finley 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, 1932, (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 FIFTY FIVE HUNDRED Dollars (5,500.00), 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 O'Neal Township, Greenville
County, South Carolina, containing 12.39 acres, more or less, known as the _____ Place, and bounded as follows.

ALL those pieces, parcels or tracts of land, with the buildings and improvements there-
on situate, lying and being on the westerly side of Miller Road in O'Neal Township, Greenville
County, South Carolina, as shown on plat of property of Don and Virginia W. Williams prepared by
John A. Simmons, R.S. dated June 16, 1969 and having, according to said plat the following metes
and bounds to-wit:

BEGINNING at a point in the center of bridge on Miller Road, spanning South Tyger River
and thence with the center line of the river as the line, the traverse lines of which are S. 83-31
W. 103.3 feet to a point; thence N. 85-55 W. 211.4 feet to a point; thence S. 69-03 W. 238 feet
to a point; thence S. 88-31 W. 109.6 feet to a point; thence N. 7-30 E. 211 feet to an iron pin;
thence still with the center line of the river, the traverse lines of which are S. 89-19 W. 385.5
feet to a point; thence N. 84-45 W. 163 feet to a point; thence N. 28-30 W. 161 feet to an old
ironpin; thence along the boundary of Paul Green (or formerly) property N. 36-15 E. 507 feet to
old iron pin; thence N. 89-05 E. 397 feet along southern boundary of Clara Waters (or formerly)
property to new iron pin; thence S. 14-10 W. 342.5 feet to new iron pin; thence S. 83-40 E. 601
feet to center of Miller Road; thence along said Miller Road on an angle, the chord of which is
S. 2-45 W. 89.4 feet to a point; thence further along said road on an angle, the chord of which
is S. 1-15 E. 83 feet to a point; thence along the center of said road S. 5-22 E. 137.9 feet to
point in center of bridge spanning South Tyger River, the point of beginning, containing 12.39
acres, more or less, and being all of the property conveyed to Agnes Wilson by deeds of Mrs. Mae
Waters, one of which is dated April 1, 1954 and recorded in the said R.M.C. Office in Deed Vol.
504 at Page 224, describing .32 acre and the other deed being dated October 27, 1954 recorded in
the said R.M.C. Office in Deed Vol. 525 at Page 346, describing 1.2 acres, the major portion of
3.25 acre tract conveyed to Agnes Wilson by deed of Mrs. Mae Waters dated Nov. 5, 1955 recorded
in Deed Vol. 556 at Page 378, a portion of tract conveyed to George R. Wilson by deed of Mrs. Mae
Waters dated August 20, 1959 as recorded in the said R.M.C. Office in Deed Vol. 635 at Page 114
and the major portion of a tract conveyed to George R. Wilson by deed of Clara Waters dated May
10, 1962 recorded in the said R.M.C. Office in Deed Vol. 705 at Page 72. Reference is made to
plat of property of George R. and Agnes Wilson dated May 14, 1962 by H.S. Brockman, Surveyor; as
amended May 8, 1965, recorded in the said R.M.C. Office in Plat Book GGG at Pages 318 and 319 for
boundary surveys.

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 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, 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 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 6th day of September, 19 73

Signed, Sealed and Delivered
in the presence of

Robert W. Finley
(Robert W. Finley)
S. C. H. E. - Rev. 6-1-63



L. Harold Finley (L.S.)
(L. Harold Finley) (L.S.)

(L.S.)

4328