

JAN 17 2 38 PM '74

South Carolina, Greenville

DONNIE S. TANKERSLEY
County M.C.

BOOK 1299 PAGE 863

In consideration of advances made and which may be made by Palmetto
 Production Credit Association, Lender, to Jimmy C. Dixon and Deleda D. Dixon Borrower
 (whether one or more), aggregating Twenty Two Thousand Five Hundred Thirty Nine & 06/100
 (\$ 22,539.06), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in
 accordance with Section 45-35, 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 & No/100 Dollars (\$ 30,000.00), 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:

That tract of land located in _____ Township _____
 County, South Carolina, containing _____ acres, more or less, known as the _____ Place, and bounded as follows:

ALL that lot of land in Greenville County, State of South Carolina,
 on the eastern side of Sagamore Lane, in the City of Greenville,
 being shown as Lot 440 on plat of Section D, Gower Estates, recorded
 in Plat Book RR at pages 192 and 193 and having, according to said
 plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Sagamore Lane at the
 joint front corner of Lots 439 and 440 and running thence along the
 line of Lot 439, S. 87-25 E. 175 feet to an iron pin; thence
 S. 2-35 W. 100 feet to an iron pin; thence with line of Lot 441,
 N. 87-25 W. 175 feet to an iron pin on the eastern side of Sagamore
 Lane; thence along Sagamore Lane, N. 2-35 E. 100 feet to the
 beginning corner.

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) 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 10th day of DECEMBER, 1972.

Jimmy C. Dixon (L.S.)
 Jimmy C. Dixon
Deleda D. Dixon (L.S.)
 Deleda D. Dixon

Signed, Sealed and Delivered
 in the presence of:

Carolyn J. Lehman

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