

12 2 57 PM '74
DORRIS S. JAMESLEY
S.C.

1207-198

South Carolina, GREENVILLE County

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to Bernhard Ludvigsen Borrower, (whether one or more), aggregating FOUR THOUSAND AND NO/100 Dollars (\$4,000.00), (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 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 Glassy Mountain Township, Greenville County, South Carolina, containing 136 acres, more or less, known as the _____ Place, and bounded as follows:

BEGINNING at a nail in the center of South Carolina Hwy. No. 11 at the corner of a tract of 48 acres, more or less, and running thence along the line of said tract, S. 70-54 W. 1,995 ft. to a stake on the bank of a branch; running thence S. 89 W. 712 ft. to a point in the line of property now or formerly of Pearlle Howard; running thence along the line of said property, S. 8 W. 781.5 ft. to an iron pin witness old stake by an old pine(down); and running thence S. 55 E. 75 ft. to an iron pin in an old abandoned road; and running thence S. 59-10 E. 100 ft. to an iron pin; thence continuing with said old abandoned road, S. 70 E. 100 ft. to an iron pin; thence continuing with said old abandoned road, S. 83-45 E. 100 ft. to an iron pin; running thence S. 82-25 E. 156 ft. to an iron pin at the corner of property now or formerly of John Williams; running thence along the line of said property, S. 73 E. 1,461.9 ft. to an old stone at the corner of property formerly of T.D. Davis now Boone; and running thence along the line of said property, N. 68 E. 1,465 ft. to a double oak; and running thence N. 67-30 E. 86 ft. to a post oak on the side of Old Glassy Mountain Rd., and running thence with a tract containing 12.2 acres surveyed March 23, 1970 by S.D. Atkins N. 73-30 W. 29 ft; running thence S. 68-30 W. 214 ft; running thence N. 68-12 W. 208 ft; running thence N. 51-15 W. 100 ft; running thence N. 46-30 W. 200 ft; running thence N. 52-30 W. 128 ft; running thence N. 60-30 W. 100 ft; running thence S. 87-22 W. 100 ft; running thence S. 66-45 W. 160 ft; running thence N. 84 W. 150 ft; running thence S. 73-45 W. 135 ft; running thence S. 50-45 W. 200 ft; running thence N. 22-45 W. 506 ft; running thence N. 83-40 E. 550 ft. to an iron pin; running thence S. 59-30 E. 159 ft. to an iron pin; running thence S. 88-50 E. 300 ft. to an iron pin; running thence S. 64-45 E. 215 ft; running thence approximately S. 52-25 E. 55 ft. more or less to a point at the corner of a tract containing 4.8 acres more or less; running thence along the line of said tract in a northeasterly direction to a point in the center of said S.C. Hwy. #11, which pin is located N. 44-55 W. approximately 148.3 ft. from a nail in the center of said Hwy.; and running thence along the center of said Hwy. N. 44-55 W. 499 ft; more or less, to a nail in the center of said Hwy; thence continuing with the center of said Hwy., N. 41-35 W. 398.2 ft. to the point of beginning, containing eighty-three(83) acres, more or less.

ALSO: (SEE ATTACHED RIDER FOR ADDITIONAL PROPERTY COVERED)

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. THIS MORTGAGE IS SUBJECT TO A FIRST MORTGAGE TO FEDERAL LAND BANK IN THE AMOUNT OF \$73,500.00 dated TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining. 1-26-73.

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 3rd day of April, 1974.

Bernhard Ludvigsen (L.S.)
(Bernhard Ludvigsen) (L.S.)

Signed, Sealed and Delivered in the presence of:
Robert W. Blackwell
(Robert W. Blackwell)
Louise Trammell
(Louise Trammell)
S. C. R. E. Mfg. - Rev. 8-1-63

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