

FILED
GREENVILLE CO. S. C.

South Carolina, GREENVILLE

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JUN 11 8 59 AM '74

In consideration of advances made and which may be made to Blue Ridge
Production Credit Association, Lender, by Harold M. Atkins and Shirley S. Atkins, Borrower,
(whether one or more), aggregating NINE THOUSAND SEVEN HUNDRED TWENTY ONE and 92/100 Dollars
(\$9,721.92), evidenced by note(s) of even date with, 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 TWELVE THOUSAND Dollars (\$ 12,000.00), 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 Highland Township, Greenville
County, South Carolina, containing 4 acres, more or less, known as the _____ Place, and bounded as follows:

ALL that piece, parcel or lot of land in Highland Township, Greenville County, State of South Carolina and lying west of Highway 101 and north of a connecting road intersecting Highway 101 and Highway 414, and having the following metes and bounds:

BEGINNING on an iron pin in the center of Highway Number 101 at the intersection of a connecting road with Highway Number 414 and runs thence in a south-west direction 334 feet to an iron pin in the center of said connecting road on the Barton-Pittman line; thence in a north-west direction with the Pittman line 430 feet to a stone on said line; thence in a north-east direction 442 feet to an iron pin in the center of Highway Number 101; thence southward with the said Highway 459 feet to an iron pin in the center of Highway 101, the beginning corner, and containing Four (4) acres, more or less.

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 and 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 unto Lender, its successors and assigns with all the rights, privileges, members and appurtenances thereto in any wise appertaining.

UNDERSIGNED hereby binds himself, his heirs, 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 now or hereafter claiming or to claim in 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 charges 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, covenants, covenants and conditions of which are made a part hereof to the same extent as if set forth in extenso herein, then this instrument shall be void and of no effect, and otherwise it shall remain in full force and effect.

It is understood and agreed that all loans, advances and payments made by Lender to Borrower, and all indebtedness now and hereafter owed by Borrower to Lender, and all interest on the indebtedness or liability of Borrower to Lender, whether as principal debt, interest, or otherwise, shall be secured by this instrument until it is satisfied of record. It is further understood and agreed that the assets of Borrower, will satisfy this mortgage whenever: (1) Borrower owes no indebtedness to Lender, (2) Borrower has paid in full 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 in the presence of _____ 11th day of June 19 74

Harold M. Atkins (L.S.)
(Harold M. Atkins)
Shirley S. Atkins (L.S.)
(Shirley S. Atkins)

Signed, Sealed and Delivered in the presence of
Robert W. Blackwell
(Robert W. Blackwell)
Louise Drummell
(Louise Drummell)

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