

South Carolina, GREENVILLE County:

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to John L. Kuykendall and Roberta F. Kuykendall Borrower, (whether one or more), aggregating THIRTY THREE THOUSAND, EIGHT HUNDRED FIFTY NINE & 56/100 Dollars (\$ 33,859.56), (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 ONE HUNDRED FIFTY AND NO/100 THOUSAND Dollars (\$ 150,000.00), 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 Oaklawn Township, Greenville County, South Carolina, containing 423.10 acres, more or less, known as the _____ Place, and bounded as follows: ALL that piece, parcel or tract of land situate, lying and being in Greenville County, S.C., and according to plat of R.O. Coker Estate made by J.L. Montgomery, Surveyor, March 28, 1974, having the following metes and bounds, to-wit: BEGINNING at a point in the center of Holly Drive, joint corner of property of Berry and running thence with Holley Drive, N. 85-38 W., 150.09 ft.; N. 72-57 W., 225.12 ft.; N. 85-09 W., 300.16 ft. and N. 72-56 W., 180.09 ft. to a point in the center of the intersection of Holly Drive and Old Hundred Road; thence with the center of Old Hundred Road, S. 13-22 E., 249.90 ft.; S. 8-04 E., 299.89 ft.; S. 3-14 E., 399.87 ft. and S. 1-51 W., 490.96 ft. to corner of Kuykendall Property; thence with Kuykendall line, N. 77-59 W., 2,015.2 ft.; thence N. 1-28 E., 1,200.2 ft.; thence N. 76-27 E., 449.5 ft.; thence N. 2-28 W., 537.9 ft. to stone; thence S. 88-02 E., 2,205.21 ft.; thence S. 3-16 E., 914.1 ft. to the point of beginning, and containing 98.76 acres, more or less. ALSO, ALL that piece, parcel or tract of land situate, lying and being in Greenville County, S.C., in school district #45, containing 185.58 acres, more or less, and having according to a plat prepared by Carolina Engineering & Surveying Co., April 8, 1963, recorded in Plat Book 53, Pg. 62, the following metes and bounds, to-wit: BEGINNING at a point in the center of County Hwy. #50 at the joint corner of property herein conveyed and property now or formerly of Kellett and running thence with the common line of said property, S. 60-45 E., 672 ft. to a point in line of property now or formerly of Coates; thence with the Coates line, N. 70-35 E., 718 ft. and N. 65-30 E., 1,072 ft. to a point in line of property now or formerly of Peoples; thence with the Peoples line and line of property now or formerly of Peden, S. 2-30 E., 2,350 ft. to an iron pin in line of other property of mortgagors; thence with the line of said property N. 77-0 W., 250 ft., S. 69-0 W., 350 ft., S. 42-30 W., 205 ft. S. 88-30 W., 487 ft. and N. 68-15 W., 332 ft. to a point in the center of County Hwy. #50; thence with the center of said Hwy. S. 24-15 E., 414.48 ft. and S. 49-30 E., 131.34 ft. to a point in line of property now or formerly of Coker; thence with the Coker line, N. 86-15 W. 864.60 ft., S. 4-45 W. 593.34 ft. and with the line of Coker and property now or formerly of Borroughs, N. 86-35 W. 537.9 ft. thence continuing with the Borroughs line and property now or formerly of Lollis,

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. SEE ATTACHED RIDER FOR ADDITIONAL PROPERTY COVERED. 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 January, 19 75.

John L. Kuykendall (L.S.)
John L. Kuykendall
Roberta F. Kuykendall (L.S.)
Roberta F. Kuykendall

Signed, Sealed and Delivered in the presence of:
James P. Hawley
Robert W. [Signature]

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