

South Carolina, GREENVILLE County.

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to Lewis Carlton Dyer and Cordelia C. Dyer Borrower, (whether one or more), aggregating SEVEN THOUSAND TWENTY ONE DOLLARS AND 24/100 Dollars (\$ 7,021.24), (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 TWENTY THOUSAND Dollars (\$ 20,000.00), 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 Greenville Township, Greenville County, South Carolina, containing 15.86 acres, more or less, known as the _____ Place, and bounded as follows:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, containing 15.86 acres, more or less, according to a plat of property of Lewis C. Dyer prepared by C.O. Riddle, RLS, in August, 1973, and and having the following courses and distances, to-wit:

BEGINNING at a point in the center of the Old State Park Road at the intersection of S.C. Hwy. No. 253 (State Park Road), and running thence along Old State Park Road as follows: S. 45-33 W. 94.6 ft.; S. 20-07 W. 336.4 ft.; S. 31-18 W. 239.4 ft.; S. 43-52 W. 178.1 feet to the corner of Nettie Cole property; thence around the Nettie Cole property N. 35-48 W. 162.5 ft. to an iron pin; thence S. 54-12 W. 155 ft. to an iron pin; thence S. 35-48 E. 177 ft. to the center of State Park Road; thence along said road as follows: S. 43-52 W. 66 ft.; S. 66-15 W. 458 ft.; S. 35-30 W. 251 ft.; and N. 34-30 W. 220 ft. to an old iron pin on the Northern side of said road; thence N. 0-44 W. 500 ft. to an iron pin; thence N. 32-35 E. 265 ft. to an iron pin; thence N. 7-46 E. 173.6 ft. to an iron pin on the Southern side of S.C. Hwy. No. 253; thence along said Hwy. N. 78-48 E. 337.8 ft. to an iron pin; thence around the property of James C. Cole and Lonnie S. Crisp as follows: S. 11-12 E. 170 ft. to an iron pin; N. 73-43 E. 120 ft. to an iron pin; N. 78-17 E. 104 ft. to an iron pin; N. 76-36 E. 104.2 ft. to an iron pin; N. 74-39 E. 156.9 ft. to an iron pin; N. 16-13 W. 20 ft. to an iron pin; N. 72-46 E. 156.4 ft. to an iron pin and N. 18-44 W. 150 ft. to an iron pin on said Hwy.; thence along said Hwy. N. 71-00 E. 50 ft. to an iron pin; thence N. 70-03 E. 100 ft. to an iron pin; thence N. 68-11 E. 100 ft. to an iron pin at the intersection with Old State Park Road; thence N. 67-11 E. 55.5 ft. to the point of beginning. BEING a division of the Estate of Frances T. Cole property, Apartment 1239, File No. 24, Probate Court for Greenville County, S.C. and made subject to any and all restrictions or easements of record, on the recorded plat(s) or on the premises.

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.

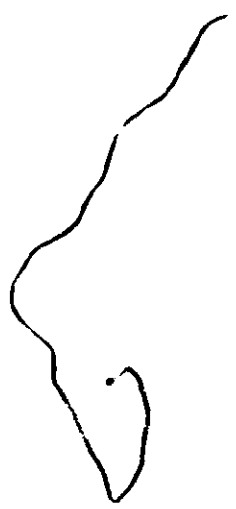
This agreement shall inure to the benefit of Lender, its successors and assigns, and any successor, or assign of Lender may make advances hereunder, and all such advances and all other indebtedness of Borrower to such successor or assign shall be secured hereby. The word "Lender" shall be construed to include the Lender herein, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED, this the 28th day of January, 1975.

Lewis Carlton Dyer (L.S.)
Cordelia C. Dyer (L.S.)

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

9977



4328 RV-2