

South Carolina, Greenville County.

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to George W. Arledge Borrower, (whether one or more), aggregating THREE THOUSAND SIX HUNDRED EIGHTY AND NO/100 Dollars (\$ 3,680.00), (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 FIVE THOUSAND AND NO/100 Dollars (\$ 5,000.00), 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 41.63 Acres, more or less, known as the _____ Place, and bounded as follows:

located about three miles from Gowensville, and bounded by lands of Kellogg; Lawrence Hyder and others, and having the following courses and distances, to-wit:

BEGINNING at the corner of the Kellogg land, formerly T. G. Pace, and running thence N. 26.50 E. 1760 feet to a stone; formerly T. M. Blue land; thence S. 75.44 E. 1222 feet to a stone, corner of land formerly belonging to the Earle Estate; thence S. 44.06 W. 815 feet to a stone; thence S. 27.20 W. 1160 feet to a stone; thence S. 68.37 W. 946 feet to the beginning corner, according to survey and plat by J. H. Atkins, dated April 4, 1928.

This is the same land conveyed to E. D. Pace by deed of Jennie C. Reid, et al, recorded in Deed Book 125, Page 250, R.M.C. Office for Greenville County., and conveyed to me by deed from E. D. Pace recorded in Deed Book 543, Page 145, R.M.C. Office for Greenville County, S. C.

Less however, 1.1 Acres deeded to Hovey Campbell and recorded in Deed Book 726, Page 197, and having the following courses and distances, to wit: Beginning at an old iron pin on Campbell line and running S 38-40 W 211 ft. to an iron pin, thence N 68-08 W 289 ft. to an iron pin in county road (reference at S6808 E 40 ft., thence with road N 58-50 E 100 ft., thence N 28-21 E 85.5 ft. to I.P. west bank road, thence S 75-44 E 283 ft. to the beginning point. Less also 0.3 Acres recorded in Deed Book 752, Page 515, to-wit: Beginning at an iron pin, Campbell line or corner, running thence S 38-40 W 211 ft. to an iron pin, thence S 68-08 E. 58 ft. to an iron pin, thence N 47-30 E 227 ft. to an iron pin, thence N 73-17 W 83 ft. to the point of Beginning.

A default under this instrument shall constitute a default in all heretofore or hereafter executed by Borrower to Lender shall at the option of Lender constitute a default in all heretofore or hereafter all instruments executed by Borrower to Lender.

TOGETHER with all and singular the rights, claims, tenements and appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD the above described premises unto Lender, its successors and assigns with all the rights, privileges, members and appurtenances to the same 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, from and against Undersigned, his heirs, executors, administrators and assigns and all other persons who may lawfully claim 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 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, 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 be in full force and effect and otherwise it shall remain in full force and effect.

It is understood and agreed that all indebtedness 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, 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 18th day of March, 19 75

George W. Arledge (L.S.)
(George W. Arledge) (L.S.)

Signed, Sealed and Delivered in the presence of: _____ (L.S.)

Juanita L. Pridmore
Carolyn S. Davis
(Carolyn S. Davis)

9365

4328 RV-2