

South Carolina, GREENVILLE County.

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to Elbert Ridgeway Borrower, (whether one or more), aggregating FIFTEEN THOUSAND AND NO/100 Dollars (\$ 15,000.00), (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 THIRTY THOUSAND Dollars (\$ 30,000.00), 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 Fairview Township, Greenville County, South Carolina, containing 294.55 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 Fairview Township, County of Greenville, State of South Carolina, located on the Jenkins Bridge Road about five miles Southwest of Fountain Inn, containing 294.55 acres, more or less, as shown on three plats prepared for John H. Harrison, Jr., on February 14, 1927, by C.M. Furman, Jr., and Maggie L. Harrison on December 18, 1926, by C. M. Furman, Jr., and Elbert P. Ridgeway in February, 1956, by C.O. Riddle, and having according to said plats the following courses and distances, to-wit:

BEGINNING at a stone in the middle of Jenkins Bridge Road, at the corner of property now or formerly Henry Harrison, and running thence N. 60-30 W. 85.45 chains to a stone on a branch; thence N. 60-00 W. 262 feet to an iron pin; thence S. 64-00 W. 390 ft. to an iron pin; thence S. 43-00 W. 648 feet to an iron pin; thence N. 66-50 W. 464 ft. to an iron pin on the bank of Cripple Creek; thence up the center of said Cripple Creek in a Northeastern direction along the line of Maria Harrison property to a stake at the corner of property now or formerly of J.B. Wasson; thence S. 26-15 W. 781.7 ft. to a stake; thence S. 37-30 E. 51.61 chains to a stone; thence N. 63-00 W. 30.40 chains to a stone; thence N. 24-45 E. 15.20 chains to a stone; thence S. 69-45 E. 47.84 chains to a red oak; thence S. 26-45 W. 19.10 chains to a stake; thence S. 22-00 E. 200 ft. to an iron pin at the corner of property conveyed to W. David Ridgeway, Jr.; thence S. 62-31 W. 457 ft. to an iron pin; thence S. 32-37 E. 1,247 ft. to a point in the middle of Jenkins Bridge Road, located 53.2 ft. S. 32-37 E. of an iron pin on the bank of said road; thence along said road N. 87-00 E. 3.72 chains to a stone; thence still along said road S. 54-45 W. 12.36 chains to the point of BEGINNING.

The aforesaid plats are recorded in the RMC Office for Greenville County in Plat Book TTT, at Page 93. This property being bounded on the North by property of Elbert P. Ridgeway, W. David Ridgeway, Jr. and Calvin G. Ridgeway; on the East by property of W. David Ridgeway, Jr. and the Jenkins Bridge Road; on the South by the property of the William D. Ridgeway Estate; and on the West by Cripple Creek.

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 24th day of March, 1975.

Elbert Ridgeway (L.S.) (Elbert Ridgeway) (L.S.)

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

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