

THE FEDERAL LAND BANK OF COLUMBIA

STATE OF SOUTH CAROLINA)
)
 County of Greenville)

MORTGAGE LOAN NO. S 3-3458353-1

THIS INDENTURE, made this 29th day of April, 1975, by and
 between Clifton L. Hawkins

hereinafter
 called first party, whether one or more, and The Federal Land Bank of Columbia, of Columbia, S. C., a
 corporation organized, chartered and existing pursuant to the laws of the United States of America,
 hereinafter called second party, WITNESSETH, that,

WHEREAS, first party is indebted to second party in the principal sum of -----
 Twenty One Thousand Three Hundred----- Dollars (\$ 21,300.00), as evidenced by a certain
 promissory note, of even date herewith, payable to the order of second party in One Hundred Twenty(120)
 successive Quarterly installments of principal, the first installment of principal being
 due and payable on the First day of November, 1975, with
 interest from date of said note payable as and at the rate(s) provided in said note, all of which and such
 other terms, conditions, and agreements as contained in said note will more fully appear by reference
 thereto, which note is made a part of this mortgage to the same extent as if it were set out in extenso
 herein, which said note is secured by this mortgage.

This mortgage also secures (1) all existing indebtedness of first party (or of any one or more of the parties designated
 herein as first party) to second party (including but not limited to the above described note) evidenced by promissory notes
 or any other instruments, and all renewals, reamortizations, extensions, deferments or other rearrangements thereof, together
 with interest thereon as provided therein, (2) all future advances that subsequently may be made to first party (or to any one
 or more of the parties designated herein as first party with the written consent of the remainder of said parties) to be
 evidenced by promissory notes or any other instruments, and all renewals, reamortizations, extensions, deferments or other
 rearrangements thereof, together with interest thereon as provided therein, said future advances, if any, to be made solely at
 the option of second party, and (3) all other indebtedness of first party (or of any one or more of the parties designated
 herein as first party) to second party now due or to become due or hereafter contracted, and all renewals, reamortizations,
 extensions, deferments or other rearrangements thereof, together with interest thereon as provided for, THE MAXIMUM
 PRINCIPAL AMOUNT OF ALL EXISTING INDEBTEDNESS, FUTURE ADVANCES, AND ALL OTHER
 INDEBTEDNESS OUTSTANDING AT ANY ONE TIME NOT TO EXCEED

Fifty-Three Thousand-----DOLLARS (\$ 53,000.00),
 plus interest thereon, attorney's fees, court costs, and any advances necessary for the protection of the security or title
 thereto, such as, but not limited to, advances for taxes and insurance premiums, all of which are secured by this mortgage. It
 is understood and agreed by all parties hereto that the execution by first party and the acceptance by second party of any
 notes, renewal notes or other instruments, or the agreement by second party to any reamortizations, extensions, deferments
 or other rearrangements as contemplated in this paragraph or elsewhere herein shall not be construed as payment of any
 indebtedness hereby secured (whether or not, among other changes in terms, the interest rate or rates remain the same and/or
 time for payment is thereby extended or lessened), and shall not discharge the lien of this mortgage which is to remain in full
 force and effect until the total indebtedness secured hereby has been paid in full. All notes or other instruments
 contemplated in this paragraph or elsewhere herein shall remain uncanceled and in possession of second party, its successors
 and assigns, until the total indebtedness hereby secured is paid in full.

NOW, KNOW ALL MEN, that first party, in consideration of the debt as evidenced by the above described note, and
 for better securing the payment thereof to second party, according to the terms of said note, and the performance of the
 conditions and covenants herein contained, and to secure any other indebtedness contemplated in the paragraph next above
 or elsewhere herein, and also in consideration of the sum of One Dollar to first party in hand paid by second party, receipt
 whereof is hereby acknowledged, has granted, bargained, sold and released, in fee simple, and by these presents does grant,
 bargain, sell and release, in fee simple, unto second party, its successors and assigns, the following described lands, including
 but not limited to, all trees, timber, shrubbery, fixtures and improvements now and hereafter thereon:

(SET FORTH HEREINBELOW AND/OR ON SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF)

ALL that piece, parcel or tract of land with improvements thereon,
 situate, lying and being in the County of Greenville, State of South
 Carolina, in Bates Township about four miles North from Travelers Rest,
 S.C. and containing 53.9 ACRES, more or less, and being shown on plat
 entitled "Property of Cornelia C. Hawkins" made by Terry T. Dill and
 having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin in center of Circle Road at corner of property
 formerly owned by G. Hovey Pruitt and Florence Pruitt (now owned by Frances
 and Frank Foster) and running thence along the center of Circle Road, S.
 17-00 East 428 feet to an iron pin; continuing thence with the center of
 Circle Road, S. 17-00 East 175 feet to a point in the center of said road;
 continuing thence with the center of said road, S. 28-20 East 123 feet to
 a branch; running thence with the branch as the line, S. 56-30 West 150
 feet; running thence still with the branch as the line, N. 72-03 West 368
 feet to a point on edge of a 50-foot road; running thence along said
 50-foot road and line of property formerly owned by J. N. Bates (now owned

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