

South Carolina, GREENVILLE County

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to Ralph G. Vinson and Mildred C. Vinson Borrower, (whether one or more), aggregating TWENTY EIGHT THOUSAND TWENTY ONE DOLLARS AND 24/100--Dollars (\$ 28,021.24), (evidenced by note(s) of ~~EVERETT BARKER~~ dated May 5, 1975, 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 FIVE THOUSAND & NO/100--- Dollars (\$ 35,000.00), 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 Paris Mountain Township, Greenville County, South Carolina, containing 23.7 & Lot more or less, known as the _____ Place, and bounded as follows:

ALL of that tract of land in the County of Greenville, State of South Carolina, containing 23.7 acres, more or less, in Paris Mountain Township, shown on plat of Nellie Blakley Estate recorded in the RMC Office for Greenville County in Plat Book 4-0, at page 148 & 149, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin near the northern side of Circle Road at the corner of Black, and running thence along Black, as follows: S 14-04 W 312 feet to an iron pin; thence S. 11-30 W. 737 ft. to a poplar on Hooper Creek; thence along said creek as the line, the following traverses and distances, to-wit: S 11-30 W. 315 ft.; S. 45-30 W. 274 ft.; S. 19-00 W. 115 ft.; S. 06-04 W. 170 ft.; S. 04-14 E. 110 ft.; S. 53-50 W. 140 ft.; S. 72-50 W. 152 ft.; S. 20-00 W. 200 ft.; S. 61-30 W. 145 ft. to the intersection of another branch; thence up the second branch as the line, the following traverses and distances, to-wit: N. 37-00 W. 110 ft.; N. 02-30 W. 255 ft.; N. 37-44 E. 85 ft.; N. 02-03 W. 180 ft.; N. 47-26 E. 300 ft.; N. 25-29 E. 230 ft.; N. 05-43 E. 105 ft.; N. 33-12 W. 130 ft.; N. 19-00 E. 206 ft.; N. 08-17 W. 80 ft.; N. 11-50 E. 117 ft.; to an iron pin at a maple; thence along the property of Barker, N. 16-09 E. 881 ft. to an iron pin South of Circle Road; thence S. 71-00 E., partly along Circle Road, 455.6 ft. to the point of beginning.

This is the same property conveyed to Nellie Sarah Hakely in Deed Book 537, at page 89. ALSO: ALL that certain piece, parcel or lot of land, with the improvements thereon, situate, lying, and being in Greenville County, S.C., which is known and designated as Lot 18, Section 2, Richmond Hills Subdivision, as shown on a plat thereof recorded in the Office of the RMC for Greenville Co. in Plats Book JJJ, Pg. 81, and which is described more particularly according to plat as follows: BEGINNING at an iron pin on the eastern side of Portsmouth Drive, joint corner of Lots 19 & 20, and running thence N. 54-37 E. 150 ft. to an iron pin; thence S. 35-23 E. 100 ft. to an iron pin; thence S. 54-37 W. 150 ft. to an iron pin; and, thence N. 35-23 W. 100 ft. to an iron pin, the point of beginning. Regarding Lot 18 only, this mortgage is junior and subordinate to First Federal Savings & Loan Assn mortgage recorded in deed book 1092, page 278 with current balance of

A default under this instrument or under any other instrument heretofore or hereafter executed by Borrower to Lender shall constitute a default under any one or more, or all instruments executed by Borrower to Lender. \$13,327.81.

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 7th day of May, 1975.



Four circular notary seals for Ralph G. Vinson, each containing the text 'SOUTH CAROLINA DEPARTMENT OF ARCHIVES AND HISTORY' and 'R. G. VINSON'.

Four circular notary seals for Mildred C. Vinson, each containing the text 'SOUTH CAROLINA DEPARTMENT OF ARCHIVES AND HISTORY' and 'M. C. VINSON'.

Handwritten signatures of L. Henry Thigpen and C. Henry Thigpen.

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