

South Carolina, Greenville County.

In consideration of advances made and which may be made by Anderson Production Credit Association, Lender, to Robert E. Searle Borrower, (whether one or more, aggregating *****TWELVE THOUSAND NINE HUNDRED AND NO/100***** Dollars (\$ 12,900.00)) evidenced by notes: ~~March 21, 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, 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 *****EIGHTY THOUSAND AND NO/100***** Dollars (\$ 80,000.00) plus interest thereon, attorneys' fees and court costs, with interest as provided in said notes, 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 notes 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 _____ Township, _____ County, South Carolina, containing _____ acres, more or less, known as the _____ Place, and bounded as follows:

All that piece, parcel or tract of land, together with all buildings and improvements now or hereafter constructed thereon, situate, lying and being on the Northeastern side of the intersection of S. C. Highway 418 and Hopkins Drive, and Bounded on the North by Old Hundred Road, in Oaklawn Township, Greenville County, South Carolina, containing 39.52 acres, more or less, being shown and designated as property of Robert Searle, on a plat made by C. O. Riddle R.L.S., dated June 22, 1973, recorded in the REC office for Greenville County, South Carolina in Plat Book 5-B, Page 12, said property being bounded on the North by Old Hundred Road and property now or formerly of Raford Morton on the West by Hopkins Drive, on the South by S. C. Highway 418 and on the East by property now or formerly of W. A. Campbell. The same being a portion of the property conveyed to Edgar P. Watson, Jr. and Mona W. Watson by deed recorded in the REC office for Greenville County in Deed Book 713, Page 313, less however, 2.6 acres conveyed to S. C. Highway Department for the construction of Highway 418, and 4.5 acres conveyed to Tom Padgett Watson and 11.03 acres conveyed to Robert F. and Helen L. Chandler.



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, of 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 1st day of July, 1975.

Robert E. Searle (L.S.)
Robert E. Searle (L.S.)

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

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