

South Carolina,

GREENVILLE

County.

BOOK 1353 PAGE 489

In consideration of advances made and which may be made by Blue Ridge  
 Production Credit Association, Lender, to A. Foster McKissick Borrower,  
 (whether one or more), aggregating FOURTY FOUR THOUSAND EIGHT HUNDRED SEVENTY THREE & 96/100--  
 (\$ 44,873.96 ), (evidenced by note dated November 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 ONE HUNDRED TWENTY FIVE & NO. 100 Dollars (\$125,000.00), 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 Bates Township, Greenville  
 County, South Carolina, containing 15.62 acres, more or less, known as the Place, and bounded as follows:

GREENVILLE, containing 15.62 acres, more or less, according to a plat of property of  
 A. Foster McKissick, prepared by W.R. Williams, Jr. RLS, on July 21, 1975, and having  
 according thereto the following courses and distances, to-wit:

BEGINNING at an old iron pin on the Eastern right-of-way line of U.S. Highway No. 25  
 at the corner of McKissick property, and running thence along the McKissick line  
 S. 83-20 E. 1,158.5 feet to an old iron pin; thence along the Baltz line S. 6-29 E.  
 512.9 feet to an iron pin at an oak 3xom; thence along the Glenn line S. 71-54 W.  
 531 feet to an iron pin; thence N. 62-21 W. 405.9 feet to an iron pin; thence N. 44-21  
 W. 538.3 feet to an ironpin on the right-of-way of said highway; thence N. 92-4 E. 118.4  
 feet to an iron pin; thence N. 6-07 E. 118.9 feet to the point of beginning.



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 12<sup>th</sup> day of November, 1975.

A. Foster McKissick  
 (L.S.)  
 (A. Foster McKissick)

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

Capen Benton  
William H. Benton

11  
 E  
 B  
 F  
 5

4328 RV-2