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BOOK 1355 PAGE 832

South Carolina, GREENVILLE County.

In consideration of advances made and which may be made by Blue Ridge
 Production Credit Association, Lender, to Watson B. Keefe Borrower,
 (whether one or more), aggregating THIRTY FOUR THOUSAND FIVE HUNDRED AND NO/100 Dollars
 (\$ 34,500.00), (evidenced by note ~~dated June 27, 1974~~ 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 FORTY FIVE THOUSAND AND NO/100 Dollars (\$ 45,000.00), 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 7.0 acres, more or less, known as the _____ Place, and bounded as follows:

ALL that piece, parcel or lot of land in Fairview Township, County of Greenville, State of South Carolina, being triangular in shape and fronting on Putman Road, and being more fully described as follows:

BEGINNING at a point on the northeastern side of Putman Road, joint front corner of property now or formerly belonging to King's, Inc. and running thence along Putman Road S. 21-10 E. 203.6 feet to a point in the center of Putman Road; thence running N. 42-51 E. 27.5 feet to a point on the edge of Putman Road; thence running N. 42-51 E. 150 feet to an iron pin; thence running N. 50-12 E. 285 feet to an iron pin; thence running S. 74-53 W. 403.5 feet, to the point of beginning.

ALSO: All that piece, parcel or lot of land, situate, lying and being in the County of Greenville, near the town of Fountain Inn, in the State of South Carolina, containing 6.11 acres, according to the plat of Property of Russell (Jack) Boyd, prepared by C.O. Riddle, Surveyor, dated August 23, 1961, and recorded in the RMC Office for Greenville County in Plat Book FFF, Page 88, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail in the center of Babtown Road, joint front corner with property formerly of Frank S. Leake, Sr. and running thence with the line of said Leake Tract S. 78-26 E. 734.5 feet to an iron pin; thence along line of H.A. Rodgers S. 80-33 E. 245 feet to a metal fence post; thence along the line of Etta G. Dean S. 53-01 W. 275.5 feet to a 12" concrete pipe; thence N. 67-07 W. 552.4 feet to a point in the center of Babtown Road; thence with the center of said Road N. 22-10 W. 537.4 feet to a nail in said Road; thence continuing with the center of said Road N. 23 W. 76.56 feet to the point of beginning.

ALSO: ALL that lot of land in the said State and County adjoining the tract described above containing 6.11 acres on the southerly side, and containing 1.42 acres, according to a plat of Property of Russell (Jack) Boyd by C.O. Riddle, Surveyor, dated March 21, 1963, and recorded in the RMC Office for Greenville County in Plat Book EE, Pg. 203, and having according to said plat the following metes and bounds, to-wit:

***SEE ATTACHED RIDER FOR ADDITIONAL PROPERTY COVERED HEREBY:**

A default under this instrument or under any other instrument hereof 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 to 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 12th day of December, 1975.

Watson B. Keefe (L.S.)
 (Watson B. Keefe) _____ (L.S.)

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

Robert W. Beckett

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