

FILLU  
GREENVILLE CO. S. C.

JUL 26 12 37 PM '76

BOOK 1373 PAGE 610

DONNIE S. TANKERSLEY  
R.M.C.

South Carolina, GREENVILLE County.

In consideration of advances made and which may be made by Blue Ridge  
Production Credit Association, Lender, to Ollin J. Owens and J. Glenwood Clayton and Green, O. Clayton  
and Loulie Owens (whether one or more), aggregating TWENTY TWO THOUSAND FIVE HUNDRED AND NO/100 Dollars  
(\$ 22,500.00), (evidenced by note(s) of even date recorded 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 THOUSAND AND NO/100 Dollars (\$ 30,000.00), 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 Greenville Township,  
County, South Carolina, containing \_\_\_\_\_ acres, more or less, known as the \_\_\_\_\_ Place, and bounded as follows:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State  
of South Carolina on the Southern side of South Carolina Highway No. 23-177, being shown and  
designated as Part A and containing 34.25 acres on a Plat made by Dan E. Collins, RLS, dated  
June 8, 1964, and having according to said Plat the following metes and bounds, to-wit:  
BEGINNING at a point on the Southeastern side of South Carolina Hwy. No. 23-177 and running thence  
S. 66-00 E., 1,008 ft. to an iron pin by a stone; thence S. 46-00 W., 904.2 ft. more or less,  
to a chestnut; thence N. 79 W., 455 ft. to a point; thence S. 22-00 W., 125 ft. to a point; thence  
N. 68 W., 544.5 ft. to a stone; thence S. 68 W., 812.4 ft. to an iron pin in a blacktop road;  
thence following the said blacktop road in a Northerly direction with the road being the line, a  
distance of approximately 660 ft; thence N. 78-15 E., 461 ft. to a point; thence N. 62-43 E., 400  
ft. to a point; thence N. 67 E., 500 ft. to the point and place of beginning. This is the same  
property (or a part of the property, if appropriate) acquired by the grantor(s) herein by deed  
of Mildred S. Center dated 10-30-72 and recorded in the office of the Clerk of Court (RMC Office)  
in Deed Book 959, Page 120, in Greenville County, Greenville, S.C.

ALSO, All that piece, parcel or lot of land located in Greenville County,  
near Travelers Rest, South Carolina, and containing 24.84 acres,  
more or less, and having such metes and bounds as are shown on a plat of the  
property of J. Glenwood Clayton and Ollin J. Owens, made by C.O. Riddle, dated  
July 12, 1976, and recorded in Plat Book 5V at Page 8 in the Greenville  
County R.M.C. Office. Reference to said plat is specifically made for a  
more complete property description. DERIVATION: See Deed from Bess S.  
Benson, recorded in Deed Book 396 at Page 106, in the Greenville County  
R.M.C. Office, recorded on November 15, 1949; also, see Estates of Aletha  
S. McKinney and Elgin McKinney, both to be filed in the Greenville County  
Probate Court.

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 24th day of July, 1976.

Signed, Sealed and Delivered  
in the presence of:

Robert L. Ware  
Eric Knudberg

S. C. R. E. Misc. - Rev. 8-1-63

x Ollin J. Owens (L.S.)  
(Ollin J. Owens)  
x J. Glenwood Clayton (L.S.)  
(J. Glenwood Clayton)  
x Green O. Clayton (L.S.)  
x Loulie P. Owens (L.S.)

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