

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 Otis DeShields and Jeff R. Richardson, Jr. Borrower,  
(whether one or more), aggregating TEN THOUSAND ONE HUNDRED FORTY EIGHT DOLLARS & 08/100  
(\$10,148.08), (evidenced by note(s) of even date herewith, 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 EIGHTEEN THOUSAND & NO/100 Dollars (\$18,000.00), 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 Austin Township, Greenville  
County, South Carolina, containing 15.0 acres, more or less, known as the \_\_\_\_\_ Place, and bounded as follows:

ALL that piece, parcel or lot of land in Austin Township, Greenville County, State of  
S.C. according to a plat of property of Jeff R. Richardson, Sr. by C.O. Riddle, Surveyor  
dated September 1964 and having according to said plat, the following metes and bounds,  
to wit:

BEGINNING at an iron pin on the northeastern side of the Laurens Road at the intersection  
of Laurens Road and Appleblossom Lane and running thence N. 38-38E. 71.5 ft. to an iron  
pin; thence N. 18-56 E. 75 ft. to an iron pin; thence N. 5-15 E. 77 ft. to an iron pin;  
thence N. 21-21 E. 77 ft. to an iron pin; thence N. 35-27 E. 413.5 ft. to an iron pin;  
thence S. 54-55 E. 238.5 ft. to an iron pin; thence S. 40-10 E. 669.3 ft. to an iron pin;  
thence S. 27-03 E. 151.1 ft. to an iron pin; thence S. 37-03 E. 389.4 ft. to an iron pin;  
thence S. 30-48 E. 52.9 feet to an iron pin; thence S. 55-08 W. 117.5 ft. to an iron pin;  
thence S. 78-53 W. 43.4 ft. to an iron pin; thence N. 55-41 W. 57.1 ft. to an iron pin;  
thence N. 21-27 W. 214 ft. to an iron pin; thence N. 40-57 W. 68.3 ft. to an iron pin;  
thence N. 73-16 W. 67 ft. to an iron pin; thence N. 87-48 W. 127.3 ft. to an iron pin;  
thence S. 83-06 W. 74.9 ft. to an iron pin; thence S. 61-16 W. 65.3 ft. to an iron pin;  
thence S. 82-15 W. 88.4 ft. to an iron pin; thence S. 72-54 W. 54.4 ft. to an iron pin;  
thence S. 40-23 W. 95.1 ft. to an iron pin on the northeastern side of the Laurens Road;  
thence along the northeastern side of said road N. 47-23 W. 639.2 ft. to the point of  
beginning, and containing fifteen (15) acres of land, more or less.

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This is the same property acquired by the grantor(s) herein by deed of Maude B. Richardson  
dated 12-28-64, and recorded in the office of the RMC in Deed Book  
769, Page 251 in Greenville County, Greenville, S.C.

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The Mortgage herein granted constitutes a second lien against the within-  
described property.

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 19th day of November, 1976

Jeff R. Richardson, Jr.  
Jeff R. Richardson, Jr. (L.S.)

Signed, Sealed and Delivered  
in the presence of:  
Carla L. Peace  
Robert P. Smith

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