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GREENVILLE CO. S.C.  
South Carolina, GREENVILLE County.

In consideration of advances made and which may be made by Blue Ridge  
Production Credit Association, Lender, to Gerald E. Bailey and Wanda C. Bailey Borrower, S  
(whether one or more), aggregating FIVE THOUSAND FOUR HUNDRED NINETY SIX & 20/100 Dollars  
(\$ 5,496.20), (evidenced by notes dated July 20, 1978), 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 TEN THOUSAND AND NO/100 Dollars (\$ 10,000.00), 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, Greenville  
County, South Carolina, containing 5.8 acres, more or less, known as the Place, and bounded as follows:

All of that lot of land in the County of Greenville, State of South Carolina, containing 1 acre, more or less, in Saluda Township as shown on plat of Jimmy and Wanda Robinson, recorded in the RMC Office for Greenville County in Plat Book QQ, page 101 and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin in the center of North River Road and running along the center of said road, S. 27 W. 157 feet to an iron pin; thence with the center of the road, S. 35-45 W. 118 feet; thence with the property of the grantors N. 49 W. 188 feet to an iron pin; thence N. 27 E. 100 feet to an iron pin; thence S. 87 E. 250 feet to the point of beginning.

This is the same property acquired by the grantor(s) herein by deed of W. Harry Cox, dated 2-13-78, and recorded in the office of RMC in Deed Book 1073, page 603.

ALSO, ALL that piece, parcel or lot of land, situate, lying and being in Saluda Township, State and County aforesaid, known as and being a part of the property conveyed by deed of Robinson heirs, recorded in Book 809 at Page 304, RMC Office for Greenville County, and shown on Block Book Page 514.4 Block 1, Lot No. 7(W923-20) and being more completely described according to a plat and survey made by Jones Engineering Service, C.E. & L.S. 1144, dated May 9, 1975 with the following metes and bounds to-wit: BEGINNING at a point in center of Hart Cut Road, (Iron pin offset 25 ft. from center in line) and running thence N. 29-42 W. 209 ft. to iron pin; thence N. 48-18 E. 207 ft. to iron pin; thence S. 25-10 W. 100 ft. to iron pin; thence S. 49-00 E. 209 ft. to iron pin in center of Hart Cut Road; thence with center of Hart Cut Road S. 57-15 W. 100 ft. to point in center of said road; thence still with center of said road S. 64-58 W. 90.6 ft. to the beginning corner. Containing .85 acres, more or less.

This is the same property acquired by the grantor(s) herein by deed of Raymond Thomas Talley and Elizabeth M. Talley,, and recorded in the office of RMC Office, Greenville County, Greenville, S.C. dated 2-17-78 and recorded in Deed Book 1074, Page 48.

\*SEE ATTACHED RIDER FOR ADDITIONAL PROPERTY COVERED HEREBY:

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 5th day of August, 1978

X Donald P. Bailey (L.S.)  
Gerald E. Bailey  
X Wanda C. Bailey (L.S.)  
Wanda C. Bailey (L.S.)

Signed, Sealed and Delivered  
in the presence of:

X [Signature]  
X [Signature]

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

Form PCA 402

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