

GREENVILLE COUNTY, S.C.
1442

SOUTH CAROLINA, GREENVILLE COUNTY.

In consideration of advances made and which may be made by Blue Ridge
Production Credit Association, Lender, to Elmer B. Duncan Borrower,
(whether one or more), aggregating FIVE THOUSAND SIX HUNDRED NINETY ONE & 08/100 Dollars
(\$ 5,691.08), (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 FIFTEEN THOUSAND & NO/100
Dollars (\$ 15,000.00), 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 Highland Township, Greenville
County, South Carolina, containing _____ acres, more or less, known as the _____ Place, and bounded as follows:

ALL that certain tract of land situate in the State of South Carolina, on the West side of Glassy Mt. Road and Coal Pitt Road, being shown as Tracts Nos. 3 & 5 on a plat of the property of H.B. Duncan, by H.S. Brockman, Surveyor, dated April 16, 1969 and Having the following metes & bounds: BEGINNING at a nail at the intersection of the Glassy Mt. Road and Coal Pitt Road, and running thence along Glassy Mt. Road, N. 29-40 W. 100 ft., N. 13-10 W. 100 ft. and N. 6-55 W. 103 ft. to a nail, corner of Tracts Nos. 3&4, iron pin on the West bank at 33 ft; thence with the line of Tract No. 4, N. 85-04 W. 615 ft. to a stake; thence continuing with the line of Tract No. 4, N. 11-17 E. 408.5 ft. to a stake on line of T.L. Barton; thence therewith, N. 85-04 W. 551 ft. to an iron pin; thence N. 1-45 E. 350 ft. to an iron pin on line of John Lindsey; thence with the line of Lindsey, N. 83-00 W. 458 ft. to a stone; thence S. 21-00 W. 737 ft. to a stone; thence S. 64-00 E. 466 ft. to an iron pin, corner of Tract No. 2; thence with the line of Tract No. 2, S. 75-25 E. 269 ft. and S. 82-10 E. 526 ft. to a stake on a farm road; thence with said road as follows: S. 36-35 E. 150 ft., S. 38-25 E. 100 ft. and S. 57-35 E. 100 ft. to a stake; thence S. 62-15 E. 300 ft. to a nail in Coal Pitt Road; thence therewith, N. 34-55 E. 241 ft. and N. 38-30 E. 66 ft. to the point of beginning. LESS HOWEVER, one acre, being shown as Lot No. 1 on a plat of property prepared for Curtis Duncan, by W.N. Willis, Surveyor, dated August 15, 1974, and being the identical property conveyed by Elmer Duncan to Curtis Duncan by deed dated October 8, 1974, recorded in Deed Vol. 1011, pg. 589. The intent and purpose of this mortgage being solely to correct and make more exact the property description contained in an earlier mortgage of mortgagor to mortgagee recorded in Mtg. Vol. 1249, pg. 385, LESS HOWEVER one (1) acre described in release.

ALL THAT CERTAIN PARCEL OR LOT of land situate, lying and being in the State of S.C., County of Greenville, Highland Twnship, on the West side of Old Glassy Mountain Road, about 200 ft. North of the intersection of Old Glassy Mountain Road and Pleasant Hill Road, being shown as containing one (1) acre on a plat of property prepared for Thelma D. Owings by W.B. Williams, Surveyor, dated 9-13-77, recorded in Plat Bk. 40, pg. 383, and having such metes & bounds as is thereby shown, reference to said plat and record thereof being hereby made for a more complete description of said property. The above described property, being the same conveyed to Elmer Duncan by deed of H.B. Duncan, dated May 17, 1969, recorded in Deed Vol. 875 at pg. 479, RMC Office, Gville Co., Greenville, S.C.

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.

A default under this instrument or under any other instrument heretofore or hereafter executed by Borrower and/or Undersigned to Lender, or a default by Borrower, and/or Undersigned under any instrument(s) constituting a lien prior to the lien of this instrument, shall, at the option of Lender, constitute a default under any one or more or all instruments executed by Borrower and/or Undersigned to Lender. In case of such default, at the option of Lender, all indebtedness due from Borrower and/or Undersigned to Lender may be declared immediately due and payable.

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.

In the event Lender becomes a party to any legal proceeding (excluding an action to foreclose this mortgage or to collect the debt hereby secured), involving this mortgage or the premises described herein (including but not limited to the title to the lands described herein), Lender may also recover of Undersigned and/or Borrower all costs and expenses reasonably incurred by Lender, including a reasonable attorney's fee, which costs, expenses and attorney's fee when paid by Lender shall become a part of the debt secured hereby and shall be immediately payable upon demand, and shall draw interest from the date of advance by Lender until paid at the highest rate provided in any note or other instrument secured hereby.

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 18th day of August, 19 78

Witness, Sealed and Delivered in the Presence of:

Robert W. Blackwell
R. Louise Trammell

Elmer B. Duncan (L. S.)

Elmer B. Duncan (L. S.)

(L. S.)