

APR 12 1967

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SOUTH CAROLINA, Greenville

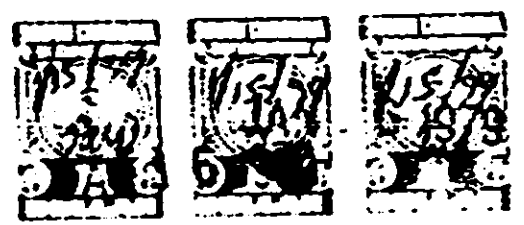
GREENVILLE COUNTY

In consideration of advances made and which may be made by
 Production Credit Association, Lender, to William J. Culp and Mary Estelle Culp Borrower,
 (whether one or more), aggregating Twelve Thousand Dollars
 (\$ 12,000.00), evidenced by notes 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 Twelve Thousand
 Dollars (\$ 12,000.00), plus interest thereon, attorneys' fees and court costs, with interest as provided in said notes),
 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 notes 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 2.72 acres, more or less, known as the Place, and bounded as follows:

All of that certain piece, parcel or lot of land, situate and being in the
 County of Greenville, State of South Carolina and being shown and designated as a 1.25
 acre tract of land, more or less, on a plat of property of Jack H. Hightower prepared
 by Carolina Surveying Company, September 1, 1958, and recorded in the R.M.C. Office for
 Greenville County, South Carolina, in Plat Book 42, at Page 72, and according to said
 plat, having the following courses and distances, to-wit:
 BEGINNING at a point in or near the center of Highway 219, joint corner of the
 property of Grantor and Colbreth, and running thence with the common line of said
 Grantor, N. 22-0 W. 147.4 feet to a creek; thence running with the creek as the line,
 the traverse being: N. 4-15 W. 211.6 feet; thence running with the line of the Grantor
 and Marie Hightower, S. 72-0 E. 75.4 feet to a point; thence, S. 1-35 E. 140 feet to
 a point; thence S. 72-0 E. 47 feet to a point in or near the center of Highway 219;
 thence running with said road, S. 1-15 E. 40 feet to a point, the point of beginning.

This being the same property the mortgagors acquired by deed of Michael Hightower
 to be recorded simultaneously herewith in Deed Book 1075, at Page 435.



TO HAVE WITH ALL AND SINGULAR THE RIGHTS, MEMBERS, HEREDITMENTS AND APPURTENANCES TO THE SAID PREMISES BELONGING OR IN ANY WISE
 INCIDENT OR ACCIDENTAL THEREON.

TO HAVE AND TO HOLD with all and singular the rights, hereditaments and appurtenances thereto in anywise incident or
 appertaining thereto, unto the said Lender, its successors and assigns with all the rights, privileges,
 members and appurtenances thereto in anywise incident or appertaining thereto.

A default under this instrument or 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 heretofore or hereafter executed by Borrower and/or Undersigned to Lender,
 shall constitute a default under any one or more of the 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 in and singular the said
 premises unto Lender, its successors and assigns, from all and singular claims, demands, suits, actions, damages, costs, expenses, attorneys' fees and all other persons
 who may lawfully claim or claim 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 required by this instrument, then the same shall be released by Borrower as security to the aforesaid indebtedness and shall perform
 all the terms, covenants, conditions, provisions, stipulations and obligations contained in all mortgages executed by Borrower to Lender
 according to the true intent of said mortgages and all the terms, conditions, stipulations, agreements, representations and obligations of which the
 mortgage and hereof to the same extent as if set forth in express terms in this instrument shall cease, determine and be null and void, otherwise
 this instrument shall be of 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
 or as surety, guarantor, endorser or otherwise, shall be secured by this instrument and it is stated of record. It is further understood and agreed
 that in the event of the payment or satisfaction of the indebtedness secured by this mortgage, when any of the indebtedness to Lender, or Borrower
 shall be paid to Lender, and/or Lender has agreed to make any further advance or advances to Borrower.

In the event Lender becomes a party to any legal proceedings, including an action to foreclose this mortgage or to collect the debt hereby
 secured, involving this mortgage or the premises hereon, including but not limited to the sale to the public described herein, Lender may
 employ an attorney and/or other persons, and the costs and expenses reasonably incurred by Lender, including a reasonable attorney's fee, which
 costs, expenses and attorney's fee shall be a part of the debt hereby secured and shall be immediately payable upon
 demand and the same shall bear interest from the date of demand 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, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED this 16th day of January, 1967
 William J. Culp and Mary Estelle Culp
 [Signature] [Signature]
 [Signature] [Signature]

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