

RECORDED
APR 17 3 03 PM '81
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1538 PAGE 652

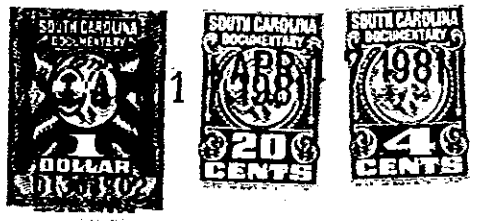
SOUTH CAROLINA, Greenville COUNTY.

In consideration of advances made and which may be made by Blue Ridge
Production Credit Association, Lender, to Robert C. Leonard, Phillip A. Pleasants, & Jefferson E. Scoggins
(whether one or more), aggregating Three Thousand Twenty Five and no/100 Dollars
(\$ 3,025.00), (evidenced by notes(s) of even date herewith, hereby expressly made a part hereof) and to secure in
accordance with Section 29-3-50, Code of Laws of South Carolina, 1976, (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 Twenty Five Thousand &
no/100 Dollars (\$ 25,000.00), 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 _____ 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 lying and being in the County of Greenville, State
of South Carolina, known and designated as Lot No. 1035 as appears on a plat of the
Jervey Section of Lake Lanier Development, said plat made June 6, 1925, and recorded in
Plat Book G, Page 35, R.M.C. Office for Greenville County. The above described property
is a portion of the property conveyed to R. C. Burnett by Blanche S. Bostick by deed
recorded in Deed Book 714 at Page 267, R.M.C. Office for Greenville County. This being
a portion of the property devised to Margaret L. Burnett under the terms of the will of
R. C. Burnett, deceased, recorded in Apartment 1467 File #26 in the Office of Probate
Judge for Greenville County.

This is the same property conveyed to Robert Carmichael Leonard by will of Margaret L.
Burnett recorded in Apartment 1429 File #5 Office for Probate Judge, Greenville County
and by Deed of Nelson H. Leonard et al recorded in RMC Office for Greenville County
S. C. at Deed Book 1120 Page 985.



TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise inci-
dent 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 of 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 per-
form 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 debt-
or, 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 16 day of April, 19 81

Signed, Sealed and Delivered in the Presence of:
Pamela W. Cannon (L.S.)
Martha K. Brown (L.S.)
Robert C. Leonard (L.S.)
(Robert C. Leonard) (L.S.)
Martha K. Brown (L.S.)
(Martha K. Brown) (L.S.)

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