LAURENS

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wise S.C. SOUTH CAROLINA,

Laurens County

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GREENVILLE

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	Palmetto	
Production Credit Association Leader to William F. Finnell	and Grace A. Finnell	Borrower,
(whether one or more), aggregating Sixteen Thousand Four	Hundred and No/100	Dollars
(\$ 16,400.00), (evidenced by note(s) of secondance with Section 45-55, Code of Laws of South Carolina, 1962 limited to the above described advances), evidenced by promissory notes subsequently be made to Borrower by Lender, to be evidenced by promised by promised by the control of Borrower to Lender, now due or to become due or indebtedness, future advances, and all other indebtedness outstanding at an account of the control of the cont	even date herewith, hereby expressly made a part hereof) and to the control of th	ng but not is that may B) all other all existing
Dollars (\$ 100,000.00), plus interest thereon and costs including a reasonable attorney's fee of not less than ten (10) said note(s) and herein. Undersigned has granted, bergained, sold, convey convey and mortgage, in fee simple unto Lender, its successors and assigns	, attorneys' fees and court costs, with interest as provided in sa b) per centum of the total amount due thereon and charges as a yed and mortgaged, and by these presents does hereby, grant, b	provided in

SOURTHON RECORDED AND ASSESSED TO THE PROPERTY OF THE PROPERTY

Greenville County All that certain tract of land located in Greenville County, South Carolina, containing 186.06 acres, more or less, as shown on a plat of Mary L. and Francis E. Hughes Property prepared by Ethan C. Allen, R.L.S., on April 28, 1973, and having such metes and bounds as are shown thereon,

LESS, however, the portion of said property which has been recut into individual lots as shown on various plats thereof recorded in the R.M.C. Office for Greenville County in Plat Book 5-R at Page 14, Plat Book 5-X at Page 85, Plat Book 6-C at Page 21, Plat Book 6-H at Page 99, Plat Book 6-M at Page 57, and Plat Book 6-V at Page 10. The lots shown on the aforesaid recorded plats which are excluded from this mortgage consist of lots 18-38, a portion of 42 and 43, 44 through 49, 55 through 58, and 85 of Coachwood Forest Subdivision.

This is a portion of the same property conveyed to the mortgagors herein by deed of Frank P. McGowan, Jr., as Master in and for the County of Greenville, dated July 10, 1975, and recorded in the R.M.C. Office for Greenville County on July 11, 1975 in Deed Book 1021 at Page 51.

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Laurens, on the southern side of Coachman Drive (State Road No. 23-559) containing 17.36 acres, more or less, according to plat prepared for William F. Finnell by John E. Woods, R.L.S., dated July, 1972 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point in the center of Coachman Drive at the corner of property owned by Tom Gibbs and running thence with the center of Coachman Drive, South 84 degrees 28 minutes East 361 feet to a point; thence continuing with Coachman Drive South 84 degrees 18 minutes East 356.4 feet to a point at the corner of Lot No. 32 of a Subdivision known as Coachwood Acres See attached rider for additional property covered hereby

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.

interest and other sums secured by this or any other instrument executed by Borrower as security to the aforesaid indebtedness and shall perform PROVIDED ALMAYS, NEVER INCLESS, TORE 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 O

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	day of January . 19 81
Signed, Sealed and Delivered in the Presence of:	William Hturned _ (L. S.)
Vothing) to Dahoning	Jane Virgital (L.S.)
Polycca J. Mine	(L. S.)
1120	