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GREENVILLE CO. S. C.

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SOUTH CAROLINA, GREENVILLE COUNTY.

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In consideration of advances made and which may be made by Blue Ridge  
 Production Credit Association, Lender, to John M. Dillard and Peggy H. Dillard Borrower,  
 (whether one or more), aggregating THIRTY ONE THOUSAND & NO/100 Dollars  
 (\$ 31,000.00), (evidenced by note(s) dated 12-15-81 hereby expressly made a part hereof) and to secure in  
 accordance with Section 4555, 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 SIXTY THOUSAND & NO/100  
 Dollars (\$ 60,000.00), 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,  
 County, South Carolina, containing 20.77 acres, more or less, known as the \_\_\_\_\_ Place, and bounded as follows:

ALL that piece, parcel or tract of land containing 20.77 acres, more or less, situate, lying  
 and being on the northern side of the McElhaney Road, approximately one mile west of the Town  
 of Travelers Rest, in Greenville County, S.C., being known as the westernmost portion of Tract  
 No. 6 of the A.J. Greene Estate, as shown on a plat thereof made by W.J. Riddle, Surveyor, dated  
 August 18, 1938, recorded in the RMC Office for Greenville County, S.C., in Plat Book J, page 35,  
 and having according to a more recent plat of the Property of J.M. Dillard made by Freeland and  
 Associate, Engineers, dated March 13, 1979, recorded in the RMC Office for Greenville County, S.C.,  
 in Plat Book 7-A, page 26, the following metes and bounds, to-wit:  
 BEGINNING at a nail and cap in the center line of the McElhaney Road (iron pin back at 28.50 ft)  
 at the corner of property now owned by Frank H. Kaufmann and shown on a plat recorded in Plat Bk.  
 4-J, page 93, and running thence with the center line of McElhaney Road, S. 89-36 W. 199.55 ft.  
 to a point; thence continuing with the center line of McElhaney Road, S. 77-30 W., 205 ft. to a  
 nail and cap (iron pin back at 20 ft.) to the common corner of Tracts No. 5 and 6 of the A.J.  
 Greene Estate shown on Plat Bk. J, page 35; thence with the line of Tract No. 5 of the A.J. Greene  
 Estate owned by Ruth Greene Evins, N. 24-30 E., 2,220.00 ft. to an iron pin; thence along the  
 line of property formerly owned by the C.L. Batson Estate, S. 39-51 E., 621.99 ft. to an iron  
 pin on the line of property owned by FRANK H. and JANET M. KAUFMANN; thence with the line of  
 Kaufmann's property, S. 30-42 W., 1,209.66 ft. to an iron pin; thence continuing with Kaufmann's  
 property, S. 33-27 W., 547.47 ft. to the point of beginning.

SEE ATTACHED RIDER FOR ADDITIONAL PROPERTY COVERED:

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 9th day of March, 19 82

Signed, Sealed and Delivered in the Presence of: [Signature] (L. S.)  
John M. Dillard (L. S.)  
[Signature] (L. S.)  
James Hamnell (L. S.)

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