

FILED
GREENVILLE S.C.
SOUTH CAROLINA, GREENVILLE COUNTY.

SEP 21 4 01 PM '84

In consideration of advances made and which may be made by Blue Ridge
Production Credit Association, Lender, to Lawrence H. Ledford Borrower,
(whether one or more), aggregating Thirty-three thousand one hundred and 00/100ths Dollars
(\$ 33,100.00), (evidenced by notes, dated 9-10-84, 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 Fifty thousand
Dollars (\$ 50,000.00), 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 Marietta Township, Greenville
County, South Carolina, containing 0.40 acres, more or less, known as the _____ Place, and bounded as follows:

ALL that our interest in and to that certain piece, parcel or lot of land,
together with buildings and improvements thereon, situate, lying and being
in the County of Greenville, State of South Carolina, in the town of
Marietta, at the intersection of S.C. Highway No. 276 and Slater Road, Con-
taining 0.4 acres, and being more specifically shown by a plat by Jeffery
M. Plumblee, Inc., for Lawrence H. Ledford, dated August 10, 1984, and re-
corded in the R.M.C. Office for Greenville County in Plat Book 10X at Page
23. Block Book Reference: 515-1-9

Subject to easements, rights-of-way or restrictions affecting since property
by record, recorded plat or on the premises.



This is the same property conveyed to mortgagor by deed of W.C. Bates, et al, 9/21/84 D.B. 1222
TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise
incident or appertaining 384

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

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.

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 waives for himself, his heirs, administrators, executors, successors and assigns, all rights that now exist or that may
hereafter exist under the laws of the State of South Carolina to require an appraisal of the property herein described before or after the foreclosure
sales thereof, and agrees to pay the full amount of any deficiency established by foreclosure

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 20 day of September, 19 84

Signed, Sealed and Delivered in the Presence
Myra Bryant
PCA 402 (Rev. 8-77)



(L.S.)
(L.S.)
(L.S.)

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