

HW 699 PAGE 823

FILED: 8 PAGE 581
GREENVILLE CO. S.C. 31 PAGE 305
OCT 7 9 32 AM '70
OLLIE FARNSWORTH
R.M.C.

SOUTH CAROLINA, Greenville County.

In consideration of advances made and which may be made by Blue Ridge
Production Credit Association, Lender, to Joe Jean Smith Borrower,
(whether one or more), aggregating TWENTY FOUR THOUSAND ONE HUNDRED SEVENTY THREE AND 68/100 Dollars
(\$ 24,173.68), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section
43-55, Code of Laws of South Carolina, 1942, (1) all existing indebtedness of Borrower to Lender (including but not limited to the above described advances),
to be 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 THIRTY THOUSAND Dollars (\$ 30,000.00), 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 Highland Township, Greenville and Spartanburg
County, South Carolina, containing 110 acres, more or less, known as the Groce Place, and bounded as follows:

ALL that piece, parcel or lot of land in Greenville and Spartanburg Counties,
State of South Carolina, about 1 mile south of Cowansville, on the northeast side of
Goodjion Road, containing 107.5 acres, more or less, and being shown and designated as
Tract No. 2 on a survey for J. C. and Hazel W. Fowler by W. N. Willis, dated August 14,
1970, to be recorded herewith, and having, according to said survey, the following metes
and bounds, to-wit:

BEGINNING at a point in the center of Goodjion Road (iron pin back at 42 feet),
and running thence N. 49-40 E. 573 feet to an iron pin; thence N. 11-35 W. 555 feet to an
iron pin; thence S. 87-10 E. 1,371 feet to an old stone; thence N. 1-30 E. 1,329 feet to
a red rock; thence N. 85-37 E. 667.9 feet to an old iron pin in Motlow Creek; thence down
and with said creek as line the following tie lines: S. 16-00 W. 167 feet, S. 65-12 E.
107 feet, S. 3-00 W. 123 feet, S. 37-11 E. 80 feet, S. 6-45 E. 155 feet, S. 48-30 E. 185
feet, S. 37-50 E. 200 feet, S. 34-30 E. 175 feet, S. 14-45 E. 135 feet, S. 52-10 E. 364
feet, S. 48-30 E. 165 feet, S. 34-30 E. 145 feet; leaving said creek thence running S.
56-35 W. 2,063.2 feet, more or less, to a nail in County Road; thence with County Road,
S. 57-25 W. 649 feet to a nail; thence S. 53-15 W. 200 feet to a nail in center of Good-
jion Road; thence along and with Goodjion Road, N. 35-18 W. 535 feet to a nail; thence
N. 47-50 W. 800 feet to the point of beginning.

This being a portion of that property conveyed to grantor in deeds recorded in
Deed Book 34-C at Page 99 and 32-D at Page 316, R.M.C. Office for Spartanburg County.

FILED
GREENVILLE CO. S.C.
JUN 26 3 48 PM '75
DONNIE S. TANKERSLEY
R.M.C.

JUN 26 1975

SATISFIED AND CANCELLED THIS
25th DAY OF June 1975
BLUE RIDGE PRODUCTION CREDIT ASSN.
R.M.C.

WITNESS Louise Jewell
30687

RECORDING FEE
PAID \$ 1.00

RECORDED
1970 SEP 10 PM 3:03
R.M.C.
SPARTANBURG, S.C.

052

A default under this instrument, or under any other instrument heretofore or hereafter executed by Borrower to Lender shall at the option of Lender constitute
a default under any one or more, or all instruments executed by Borrower to Lender.