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GREENVILLE CO. S.C.

SOUTH CAROLINA, Greenville COUNTY.

In consideration of advances made and which may be made by Blue Ridge
Production Credit Association, Lender, to Don Nichols and Margaret R. Nichols Borrower,
(whether one or more), aggregating EIGHTEEN THOUSAND DOLLARS AND NO/100

(18,000.00), (evidenced by note(s) of one date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section
49-55, 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 TWENTY TWO THOUSAND FIVE HUNDRED Dollars (\$ 22,500.00), plus interest thereon, attorney's 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 Dunklin & Austin Township, Greenville
County, South Carolina, containing 11.38 & 21.47 acres, more or less, known as the Furdette Place, and bounded as follows:

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, terminate 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, shall be secured by this instrument until it is stated of record. It is further understood and agreed that Lender, at the written request of Borrower,
will not be bound to advance or advance to Borrower, whenever: (1) Borrower owes no indebtedness to Lender, (2) Borrower has no liability to Lender, and (3) Lender has not agreed to

advance or advance to Borrower.
The amount of any advance 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.

DEPOSITED, SEALED AND DELIVERED, this 21st day of January, 1971
DONNIE EXETER, Notary Public

Signed, Sealed and Delivered
in the presence of
(W.R. Taylor) (Margaret R. Nichols)
(Louise Traversi) (Don Nichols)

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S.C. R.E. M'ge. - Rev. 8-1-63

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