

SOUTH CAROLINA, Greenville COUNTY.

Blue Ridge

In consideration of advances made and which may be made by _____ Borrower,
 Production Credit Association, Lender, to JAMES D. SIMS and Ruth H. Sims
 (whether one or more), aggregating Twenty Thousand One Hundred Forty Two and 80/100 Dollars
 (\$ 20,142.80), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section
 45-55, 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 Thirty Five Thousand and No/100 Dollars (\$35,000.00), 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, regained, 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 Paris Mtn Township, Greenville
 County, South Carolina, containing 4.81 acres, more or less, known as the Hudson Place, and bounded as follows:

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#1

BEGINNING at an iron pin on the North Parker Road (formerly New Poor House Road) corner of
 property owned by Boldt, and running thence S. 80 E. 491.7 ft. to an iron pin; thence
 S. 60 E. 165 ft. to an iron pin in branch; thence with the branch, N. 28 1/2 E. 165 ft. to
 an iron pin; thence N. 59 W. 379.5 ft. to an iron pin; thence S. 62 W. 204.6 ft. to an
 iron pin; thence S. 86 1/2 W. 217.4 ft. to an iron pin in said road; thence with said road
 S. 4 E. 85.14 ft. to the BEGINNING corner; being the same premises conveyed to the mortgagors
 herein by two separate deeds - one from Vergie Hudson dated March 2, 1946, recorded in the
 R. M. C. Office for Greenville County in Deed Book 294, at page 28, and the other from Eva
 L. Hudson by Deed dated March 2, 1946 and recorded in the R. M. C. Office for Greenville
 County in Deed Book 294 at page 29.

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#2

ALL that piece, parcel or tract of land in Paris Mtn. Township, Greenville County, State
 of South Carolina as follows:
 BEGINNING at an iron pin on the North Parker Road; thence N. 86 degrees 30' E. 217.14 ft.
 to an iron pin; thence N. 62 degrees 00' E. 106.31 ft. to an iron pin; thence S. 86 degrees
 30' W. 307.55 ft. to an iron pin; thence S. 3 degrees 30' W. 50 ft. to the point of BEGINNING;
 being the same premises conveyed to James D. Sims by Vergie Hudson by Deed recorded
 in the R. M. C. Office for Greenville County in Deed Book 501 at page 45 on June 5, 1954.

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#3

ALL OF that lot of land in the County of Greenville, State of South Carolina, in Paris
 Mountain Township, containing 1.81 acres, more or less, and being a part of Tract 96 on
 plat 2 of Parker Land Company and having the following metes and bounds, to-wit:
 BEGINNING at an iron pin on the eastern side of North Parker Road at the corner of Sims
 and running thence N. 5 E. 271.9 feet to an iron pin at the corner of Jackson; thence S.
 72-16 E. 427.2 feet to an iron pin at the corner of Gilbert; thence S. 27-25 W. 112.7 feet
 to an iron pin; thence S. 66-44 W. 72.7 feet to an iron pin; thence S. 88-11 W. 313.8
 feet to the point of BEGINNING and being same conveyed to P. L. Bruce, Jr. and Thomas S.
 Bruce in Deed Book 804, at pages 211 and 214.

31571
 MAY 12 1981
 MAY 12 2 28 PM '81
 DONNIE STANLEY
 FILED
 CO. S. C.
 DEEDS
 WITNESSES
 DONNIE STANLEY
 RUTH H. SIMS
 JAMES D. SIMS
 AND CANCELLED THIS
 MAY 19 8 11 AM '81

A default under this instrument or under any other instrument heretofore or hereafter made by Borrower to Lender shall constitute a default under any one or more, or all instruments executed by Borrower to Lender.
 TOGETHER with all and singular the rights, benefits, covenants and appurtenances to the said premises hereunto in anywise 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, benefits and appurtenances thereto belonging or in anywise appertaining.

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