

SOUTH CAROLINA Greenville County.

BOOK 901 PAGE 133

In consideration of advances made and which may be made by Blue Ridge Lender, to A. C. Garrett Borrower, (whether one or more), aggregating One Thousand Five Hundred Eighty Four and No/100 Dollars (\$1,584.00), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 36-33, as amended, Code of Laws of South Carolina, 1935; (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 Three Thousand Five Hundred No/100 (\$3,500.00), 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 hereto, 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 Grove Township Greenville County, South Carolina, containing 85 acres, more or less, known as the Garrison Place, and bounded as follows:

BEGINNING at an Iron Pin in Public Road and running thence N. 34 E. 1870 feet to a stake; running thence along joint line of the property of T. I. Charis, W. H. Bozeman Estate and the lines of the Grantor N. 21-30 W. 603 feet to a Post Oak; running thence N. 35-40 W. 996 feet to an Iron Pin; running thence along joint line of T. M. Griffin Estate and that of the Grantor S. 57-30 E. 1171 feet; running thence S. 32-15 W. approximately 1100 feet to an Iron Pin in the center of Public Road; running thence along the center of said Public Road S. 38 E. 873 feet to an Iron Pin in said road; thence continuing along said road S. 52 E. 154 feet to an Iron Pin in said road; thence continuing in said road S. 38-30 E. 483 feet to an Iron Stake, the beginning corner and containing 84.80 acres, more or less, according to a plat of property of J. M. and Mamie B. Garrison as recorded in Plat Book (Q) at page 75, RMC Office for Greenville County.

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.

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.

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 Mortgage, 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, 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 advances or advances to Borrower.

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, SIGNED, AND DELIVERED, this the 7th day of Sept 1962

A. C. Garrett (A. C. Garrett)

Signed, Sealed and Delivered in the presence of W. R. Taylor (Ethel C. Alberson) Ethel C. Alberson