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SOUTH CAROLINA SPARTANBURG COUNTY.

In consideration of advances made and which may be made by RIDE RIDGE
 Production Credit Association, Lender, to Robert B. Bruce Borrower,
 (whether one or more), aggregating EIGHT THOUSAND FIFTY FOUR AND NO/100 Dollars
8,054.00, (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 48-28,
 as amended, 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 TEN
THOUSAND AND NO/100 Dollars (10,000.00), 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, bargained, sold, conveyed and mortgaged, and by these presents does hereby, grant, bargain, sell, convey and mort-
 gage, in fee simple unto Lender, its successors and assigns:

All that tract of land located in Spartanburg Township, Spartanburg
 County, South Carolina, containing 112.71 acres, more or less, known as the Bryson Place, and bounded as follows:

ALL THOSE certain pieces, parcels, or tracts of land in the County of Spartanburg, State of South Carolina; being shown and designated as 19.4 acres, 90 acres, and 3.31 acres on plat of R. B. Bruce, prepared by Carolina Engineering and Surveying Company, December, 1964, and recorded in the R.M.C. Office for Spartanburg County, S. C. in Plat Book Volume 49, Pages 314, 315, 316 and 317, and also being shown on a revised plat of property of R. B. Bruce, prepared by Carolina Engineering and Surveying Company, December, 1964, and having according to said revised plat the following notes and bounds, to wit:

BEGINNING at a point in the center line of S. C. Highway No. 147, at the joint corner of prop-
 erty herein conveyed and property now or formerly of Willie Sullivan, and running thence with
 the center line of said Highway S. 71-54 W., 620.7 ft., S. 71-53 W., 1013.0 ft., S. 72-32 W. ⁽⁴⁾
 124.2 ft., and S. 76-06 W., 191.7 ft. to a railroad spike; running thence N. 19-24 W., 120.2 ⁽¹⁾
 ft., to the center line of Old Road; thence with the center line of Old Road, 648.6 ft. to a
 railroad spike; thence continuing with center line of Old Road, S. 80-53 W., 251.9 ft. to a
 point; running thence along the center line of a ditch, N. 11-15 W., 184.8 ft., N. 22-30 W.,
 118.8 ft., N. 47-0 W., 115.5 ft., N. 47-15 W., 191.4 ft., N. 64-30 W., 115.5 ft., N. 87-45 W.,
 92.4 ft., more or less, to the center line of Enoree River; thence with the center line of
 Enoree River, on traverse lines; N. 28-0 W., 310.2 ft., N. 37-45 W., 91.1 ft., N. 36-0 W.,
 159.7 ft., and N. 27-30 W., 200.6 ft. to an iron pin on bank at corner of Breckman property;
 thence with Breckman property; N. 51-02 E., 1022.5 ft. to an iron pin, N. 87-58 E., 924.5 ft.
 to old iron pin; N. 59-44 E., 445.1 ft. to an old iron pin; N. 12-19 E. 488.4 ft. to old iron
 pin, and N. 23-34 E., 595.3 ft. to iron pin at stone; running thence S. 47-51 E., 468.6 ft. ⁽⁵⁾
 to iron pin, S. 19-11 E., 679.8 ft. to an iron pin; running thence S. 47-36 E., 97.0 ft. to
 a point; thence S. 14-04 E., 1480 ft. to a point; running thence N. 69-00 E., 744.3 ft. to
 an old iron pin; thence with line of property now or formerly of Willie Sullivan, S. 31-54 E.,
 277.0 ft. to BEGINNING.

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, 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.

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 advance 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, SEALED, AND DELIVERED, this the 5th. day of January, 1966.

Signed, Sealed and Delivered
 in the presence of:

W. R. Taylor
Ethel C. Alberson
 (Ethel C. Alberson)

Robert B. Bruce (L. S.)
 (Robert B. Bruce) (L. S.)
 (L. S.)

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