

GREENVILLE S.C.
JUL 13 4 17 PM '72
ELIZABETH RIDDLE
R.M.O.

South Carolina, Greenville County, Blue Ridge

In consideration of advances made and which may be made by
Production Credit Association, Lender, to Anna M. Efstration Borrower,
(whether one or more), aggregating EIGHT THOUSAND FIVE HUNDRED FIFTY FIVE DOLLARS AND 44/100 Dollars
(\$ 8,555.44), (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, 1963, (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 TEN THOUSAND 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 mortgage, in fee simple unto Lender, its successors and assigns:
All that tract of land located in Fairview Township, Greenville
County, South Carolina, containing 75 acres, more or less, known as the _____ Place, and bounded as follows:

ALL that certain lot of land with buildings and improvements therein, situate, lying
and being in Greenville County, South Carolina, being known as part of Lot No. 4, Block 6
of Boyce Addition, plat recorded in Plat Book A at Page 90 and having the following metes
and bounds, to-wit:

BEGINNING at an iron pin at the northwest corner of Lot No. 4, Block 6 on a 15 foot
public alley and running thence with said alley, N. 76 E., 155 feet; thence S. 15 1/2 E.,
55 feet, 10 inches; thence S. 64 W. 155 feet to an iron pin on Manly Street; thence with
Manly Street N. 15 1/2 W., 64 feet one inch to the point of beginning, and being identically
the same property conveyed to Grantor by deed recorded in Deed Book 550, Page 248.

TRT.1: ALSO, ALL that certain piece, parcel or tract of land in Fairview Township, Greenville
County, State of South Carolina, with the following metes and bounds, to-wit: BEGINNING at a
stone on line of land formerly belonging to Lucien Gray and running thence S. 4-3/4 E., 31.35
to a stone; thence N. 74-3/4 E., 26.42 to a stone; thence 11-1/2 W., 26 to a stone; thence
86-3/4 W., 6.50 to a stone; thence S. 1-1/4 W., 1.80 to a stone; thence 86-3/4 W., 12.20 to a
stone, the beginning corner. Bounded by lands of M.H. Gray, Tollison Lands, formerly belonging
to Nesbit, et al, and containing 61-3/4 acres, more or less, less, however, 2-3/4 acres conveyed
to Jack Thomas November 5, 1947 by Melvin Thomas.

TRT.2: ALSO, ALL that piece, parcel or tract of land in Fairview Township, Greenville County,
State of South Carolina, containing 16 acres, more or less, according to a plat made by Pickell
& Pickell, Engineers, on December 16, 1946, and having the following metes and bounds, accord-
ing to said plat, to-wit: BEGINNING at a stake on Tollison Estate line and running thence N.
32-50 E., 984 feet to a stake on line of land of, now or formerly, M.H. Gray; thence with the
line of said land S. 48-00 E., 1,240 feet to a stone; thence S. 3-15 W., 119.5 feet to a stone
on line of land of the Grantee; thence with the line of the Grantee N. 84-30 W., 1,500 feet to
a stake, the point of beginning, being bounded by lands of the Tollison Estate, and the above
described tract.

This conveyance is made subject to any and all existing and recorded reservations,
easements, rights of way, and restrictions or protective covenants.

DERIVATION: Deed Book 836, Page 277.

THIS MORTGAGE IS SUBJECT TO A 1st MORTGAGE TO FEDERAL LAND BANK IN THE AMOUNT OF \$17,000.00

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 claim-
ing 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 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 13th day of July, 1972

Signed, Sealed and Delivered
in the presence of
Robert W. Blackwell
(Robert W. Blackwell)
Louise Trammell
(Louise Trammell)
Anna M. Efstration (L.S.)
(Anna M. Efstration) (L.S.)

(L.S.)