

2
3
0

BOOK 1215 PAGE 537

SOUTH CAROLINA, Greenville COUNTY.

BOOK 49 PAGE 322

In consideration of advances made and which may be made by Blue Ridge
 Production Credit Association, Lender, to Cecil Sims Borrower,
 (whether one or more), aggregating FIFTEEN THOUSAND SEVEN HUNDRED FORTY NINE DOLLARS AND 82/100 Dollars
 (\$15,749.82), (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 SEVENTEEN THOUSAND FIVE HUNDRED Dollars (\$17,500.00), 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 Oaklawn Township, Greenville
 County, South Carolina, containing 3.43 acres, more or less, known as the Sims Place, and bounded as follows:

3.43 acres and improvements thereon, located on the Old Hundred Road bounded by Slatton
 Sheals Road on the East, Billy Anderson on the South and Mrs. Peoples on the West, being
 the southern portion of tract #2 of J.C. Sims property as shown by a plat of Mary Carter
 Estate in plat Book D at page 61 dated November, 1915. Recorded in Greenville County,
 South Carolina.

*Created
 Donnie S. Tankersley
 Sims* JK

SATISFIED AND CANCELLED THIS
 11th DAY OF July, 1977
 BLUE RIDGE PRODUCTION CREDIT ASSN.

[Signature]
 SECY-TRES
 WITNESS *[Signature]*

W.C.C.T.
 GREENVILLE CO. S.C.
 JUL 11 2 24 PM '77
 DONNIE S. TANKERSLEY
 R.M.C.

1023

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 whatsoever 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 instruments executed by Borrower to Lender, its successors or assigns.

4328 RV-2