

SOUTH CAROLINA, GREENVILLE

GREENVILLE COUNTY, S.C.  
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DONALD C. TANNER, CLERK  
R.H.C.

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In consideration of advances made and which may be made by Blue Ridge  
Production Credit Association, Lender, to Johnny C. Lawson and Jewell T. Lawson Borrower, B  
(whether one or more), aggregating EIGHTEEN THOUSAND ONE HUNDRED EIGHTY DOLLARS & 88/100 Dollars  
(S 18,180.88), evidenced by note(s) NO. 1894, 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 THOUSAND DOLLARS & NO/100  
Dollars (S 30,000.00), plus interest thereon, attorneys' 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:

*Corrected  
Deed  
5-18-80*

AND CANCELLED THIS  
18th day of August 1980  
*Robert W. Blackwell*  
WITNESS

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S.C.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances thereto in anywise belonging, unto the said Lender, its successors and assigns with all the rights and appurtenances thereto in anywise belonging.

TO HAVE AND TO HOLD all and singular the said lands and premises unto Lender, its successors and assigns with all the rights and appurtenances thereto in anywise belonging.

A default under this instrument or under any other instrument heretofore or hereafter executed by Borrower and/or Undersigned to Lender, or a default by Borrower and/or Undersigned under any instrument(s) constituting a lien prior to the date of this instrument, shall, at the option of Lender, constitute a default under any one or more of all instruments executed by Borrower and/or Undersigned to Lender. In case of such default, at the option of Lender, all indebtedness due from Borrower and/or Undersigned to Lender may be declared immediately due and payable.

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 who may lawfully claim 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 and meaning 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 express 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 and is a security 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.

In the event Lender becomes a party to any legal proceeding (including an action to foreclose this mortgage or to collect the debt hereby secured), involving this mortgage or the premises described herein (including but not limited to the title to the land described herein), Lender may also recover of Undersigned and/or Borrower all costs and expenses reasonably incurred by Lender, including a reasonable attorney's fee, which costs, expenses and attorney's fee when paid by Lender shall become a part of the debt secured hereby and shall be immediately payable upon demand, and shall bear interest from the date of advance by Lender until paid at the highest rate provided in any note or other instrument secured hereby.

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 11th day of JANUARY, 1980

Signature and Delivered in the presence of  
*Robert W. Blackwell* (L.S.)  
*Johney C. Lawson* (L.S.)  
Robert W. Blackwell (L.S.)  
R. Louise Trammell (L.S.)  
S. C. R. E. No. - Rev. 8-1-78

Form FCA 612

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