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FILED
GREENVILLE, CO. S. C.
FEB 13 11 43 AM '78
SOUTH CAROLINA, Greenville COUNTY, R.H.C.

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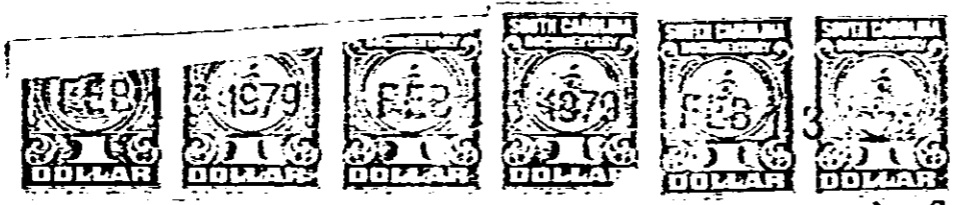
In consideration of advances made and which may be made by Blue Ridge Borrower,
Production Credit Association, Lender, to Carroll Goodwin and Virginia Ann Goodwin
(whether one or more), aggregating FIFTEEN THOUSAND AND NO/100 Dollars
(\$ 15,000.00), evidenced by note(s) of Blue Ridge, hereby expressly made a part hereof) and to secure in
accordance with Section 45-55, Code of Laws of South Carolina, 1957, (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 TWENTY THOUSAND
Dollars (\$ 20,000.00), 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:

All that tract of land located in Greenville Township, Greenville Place, and bounded as follows:
County, South Carolina, containing 12.44 acres, more or less, known as the Goodwin

ALL that certain piece, parcel or tract of land, situate, lying and being in the State of
South Carolina, County of Greenville, near Fountain Inn, located near the intersection of
S.C. Highway 418 and Road S-23-651, and containing 12.82 acres more or less according to a
plat prepared for the Purchasers herein by T. H. Walker, Jr., R.L.S., dated June 29, 1977,
and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the eastern edge of S.C. Highway 418 running thence S. 4-24 E.
102.9 feet along Highway 418 to an iron pin; thence turning and running N. 58-36 W. 29.19
feet to an iron pin; thence turning and running S. 66-32 W. 170 feet to an iron pin;
thence S. 23-05 E. 176.77 feet to an iron pin; thence turning and running S. 55-12 W. 1139.4
feet to an iron pin; thence N. 16-04 W. 628.7 feet to an iron pin; thence N. 68-35 E. 113.29
feet to an iron pin; thence N. 78-55 E. 120.38 feet to an iron pin; thence N. 50-33 E. 131-15
feet to an iron pin; thence N. 69-02 E. 785.2 feet to an iron pin; thence S. 2-05 E. 154.78
feet to an iron pin; thence N. 66-32 E. 140 feet to an iron pin; thence N. 31-03 E. 40.73
feet to an iron pin in the eastern edge of Highway 418 at the point of beginning.

Less however 0.38 acres, more or less, as shown on plat by T. H. Walker, Jr., Reg. L.S. 3182
dated 10/31/77, entitled "Property of Willie and Clara Mae Sexton".



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Being the same property conveyed to the Mortgagors by G. Sidney & Ben W.
Garrett in deed recorded herewith. **SATISFIED AND CANCELLED THIS 23 DAY OF April 1984** 33524

TO HAVE AND TO HOLD all and singular the said lands and premises unto Lender, its successors and assigns in all the rights, privileges,
members and appurtenances thereto belonging or in any wise appertaining. BLUE RIDGE PRODUCTION CREDIT ASSOCIATION

A default under this instrument or under any other instrument heretofore or hereafter made by Borrower or hereafter made by Borrower, 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 or 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
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 Mortgages, all of the terms, covenants, conditions, agreements, representations and obligations of which are
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