

SOUTH CAROLINA, GREENVILLE COUNTY.

In consideration of advances made and which may be made by BLUE RIDGE Production Credit Association, Lender, to James F. Bruner Borrower, (whether one or more), aggregating ONE THOUSAND SIX HUNDRED FOURTEEN AND NO/100 Dollars (\$ 1,614.00), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and 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 by Lender, to be evidenced by promissory notes, and all renewals and extensions thereof, and (3) all other indebtedness of Borrower to Lender, now or hereafter 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 FIVE THOUSAND AND NO/100 Dollars (\$ 5,000.00), 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 Oaklawn Township, Greenville County, South Carolina, containing 36.4 acres, more or less, known as the Chandler Place, and bounded as follows:

ALL that piece, parcel or tract of land in Oaklawn Township, county and state aforesaid, on Fork Shoals Road and Pelzer Road, containing 36.4 acres, more or less, and having, according to a plat thereof prepared by Pickell & Pickell, Engineers, dated January 24, 1947, and recorded in the R. M. C. Office for the county and state aforesaid in Plat Book "Q" at Page 157, the following courses and distances:

BEGINNING at a nail and cap in the intersection of Fork Shoals Road and Pelzer Road and running thence, along Pelzer Road, N. 56-02 E. 1155 feet to a nail and cap in said road; thence continuing along said road, N. 58-26 E. 412.5 feet to a stake on the northern side of said road; thence, continuing along the northern side of said road, N. 77-26 E. 414.8 feet to a stake; thence S. 1-30 W. 168 feet to a stake; thence S. 86-05 E. 1,012 feet to a stake; thence S. 50-30 W. 1,051 feet to a stake; thence N. 54-00 W. 500 feet, to an iron pin; thence S. 46-30 W. 1,340 feet to a nail and cap in Fork Shoals Road; thence, along Fork Shoals Road, N. 42-15 W. 793 feet to the point of BEGINNING?

The above described tract of land is bounded on the north and northeast by Pelzer Road and property of others; on the south and southeast by property of Giles D. Chandler; and on the southwest by Fork Shoals Road. Said tract of land is the same property conveyed to Claude Chandler by J. A. Chandler by deed dated March 1, 1947, recorded March 8, 1947 in the R. M. C. Office for Greenville County in Deed Book 308 at Page 394, and is a portion of the property conveyed to J. A. Chandler from H. D. Reynolds by deed recorded in said office on February 6, 1909 in Deed Book Volume "ZZZ" at Page 639, from William Kellett by deed recorded in said office on February 18, 1910 in Deed Book 5 at Page 688 and from Anita Earle Davis by deed recorded in said office on January 30, 1914 in Deed Book 28 at Page 96.

It is agreed and understood that this mortgage is a second mortgage to the one held by the Federal Land Bank.

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, 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 1st day of June, 1965.

Signed, Sealed and Delivered in the presence of:

Caroline J. Crain (Caroline J. Crain) Ethel S. Altherson (Ethel S. Altherson)

James F. Bruner (James F. Bruner)

Form PCA 402

Satisfied and cancelled this 2nd day of Dec. 1965 Blue Ridge Production Credit Ass'n. W. R. Taylor Secy-Treas. witness: J. C. Smith

SATISFIED AND CANCELLED OF RECORD 2 DAY OF Dec. 1965 Ollie Farnsworth R. M. C. FOR GREENVILLE COUNTY, S. C. AT 4:33 O'CLOCK P. M. NO. 16488