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South Carolina, GREENVILLE DONNIE S. TAYLOR R.M.C.

In consideration of advances made and which may be made by Blue Ridge
Production Credit Association, Lender, to James R. Mann and Virginia B. Mann Borrower,
(whether one or more), aggregating FIFTY THOUSAND AND NO/100 Dollars
(\$50,000.00), (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 SEVENTY THOUSAND Dollars (\$70,000.00), 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,
County, South Carolina, containing 169 acres, more or less, known as the Place, and bounded as follows:

BEGINNING at a point in the center of Terry Creek at the Northern edge of the
right-of-way of Buncombe Road (U.S. Highway #25) and running thence with the center of
Terry Creek as the line, the chord being N. 34 W. 31.30 chains to a stake; thence N.
42 E. 6.75 chains to a stone; thence N. 85 E. 38.8 chains to a sourwood; thence S. 9 W.
5 chains to a red oak; thence S. 69 W. 5.5 chains to a chestnut; thence S. 30 3/4 W.
6.16 chains to a stake; thence S. 14 W. 3.45 chains to a pine; thence S. 44 W. 6.30 chains
to a red oak; thence S. 58 W. 1.50 chains to a stake; thence S. 2 1/4 E. 6.35 chains to
a stake in Old Greenville and Asheville Road; thence S. 43 1/2 W. 1.40 chains to a stake;
thence S. 22 W. 2.84 chains to a stake; thence 33 1/4 W. 3.75 chains to a stake in the
right-of-way of Buncombe Road; thence along said right-of-way S. 62 1/4 W. 5.32 chains to
the beginning corner, and containing 78.65 acres, more or less; and including the two
acres heretofore known as the Terry Creek School site; LESS, HOWEVER, two lots heretofore
sold and conveyed by the grantor herein from the above-described acreage, one being 2.42
acres sold to Brookshire and the other being 2.35 acres sold to Young. (See Deed Book 621,
Pages 135 and 136).

TRACT NO. 2 - ALL THAT CERTAIN piece, parcel or tract of land in Saluda Township,
Greenville County, State of South Carolina, on Terry Creek, containing 96 acres, more or
less, and being bounded by lands now or formerly belonging to Oscar Hodges, Amber, Bright
and Neilson, and being part of a 221 acre tract of land which was conveyed to R.L. Barnett
by W. H. Barton.

The above-described property is the same conveyed to Nancy G. Brown by D.W.
Patterson and May Patterson by deed dated January 3, 1945, and recorded in the RMC Office
for Greenville County in Deed Book 270, Page 412, and Tract No. 1 hereinabove described
also included a tract of two acres, more or less, known as the Terry Creek School site
which was conveyed to Nancy G. Brown by Bertha B. Barnett by deed dated February 24, 1955,
recorded in RMC Office for Greenville County in Deed Book 519, Page 264.

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 Mortgage, 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 8th day of October, 19 73.

James R. Mann (L.S.)
Virginia B. Mann (L.S.)
(Virginia B. Mann) (L.S.)

Signed, Sealed and Delivered
in the presence of:
Synda B. Eckard
Carl J. Foster

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