

FILED
GREENVILLE CO. S. C.
OCT 12 2 45 PM '73
JOHNIE S. T. South Carolina,
R.M.C. WISLEY

GREENVILLE County.

Blue Ridge

In consideration of advances made and which may be made by _____ Borrower,
Production Credit Association, Lender, to James Troy King
(whether one or more), aggregating THIRTY TWO THOUSAND SIX HUNDRED TWENTY THREE & 03/100 Dollars
(\$ 32,623.03), (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 FIFTY THOUSAND Dollars (\$ 50,000.00), 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 Highland Township, Greenville
County, South Carolina, containing 64.60 acres, more or less, known as the _____ Place, and bounded as follows:

ALL that piece, parcel or lot of land in Highland Township, Greenville County, State of S.C.,
located about 10 miles northward from the City of Greer, lying near State Hwy. #14 and East there-
from, and lying also on the north and northeast sides of public roads which lead from State Hwy 14,
one of which is known as the Cockerel Bridge Road, being shown on a plat designated partial survey
for W.T. Forrester, Jr., made by J.Q. Bruce, Surveyor, dated May 22, 1967, August 16, 1967, revised
September 22, 1967, and having the following courses and distances:

BEGINNING on a nail in the center of the Cockerel Bridge Road (iron pin on north bank of road at
23 ft.), corner with Troy King's lands, and runs thence with the Troy King line as follows: N. 6-45
E. 665 ft. to an iron pin, N. 75-32 E. 947.8 ft. to a stone, and N. 76-30 E. 217.5 ft. to an iron
pin; corner with the Reid land; thence with that line, N. 7 W. 681 ft. to an iron pin and N. 55 E.
349 ft. - crossing creek - to an iron pin; thence N. 32-05 W. 394.6 ft. to an old stone corner;
thence S. 72-14 W. 1122 ft. to a stake in the center of a branch; thence up the branch as the line,
S. 60-07 W. 461.3 ft. to a stake and S. 33-08 W. 585.6 ft. to an iron pin; thence leaving branch,
N. 73-06 W. 566.5 ft. to a stake in the center of a community road; thence along and with the
center of the community road, S. 10-30 W. 100 ft., S. 25 W. 100 ft., and S. 52-51 W. 100 ft. to a
stake in the center of intersection with a public road; thence along and with the center of the
last mentioned road as follows: S. 70 E. 72.6 ft., S. 54-40 E. 100 ft., S. 17-05 E. 260 ft., and
S. 51-35 E. 460 ft. to a stake in the center of the Cockerel Bridge Rd.; Thence along the center
of this road as follows: S. 72-45 E. 338 ft., S. 61-37 E. 100 ft., and S. 55-25 E. 378 ft. to the
beginning corner, containing 61 acres, more or less,

ALSO, ALL of that parcel or tract of land in Highland Township of Greenville County, S.C. located
about 10 miles north from the City of Greer, lying on the west side of a creek, sometimes known
as Barnes Creek, waters tributary to the Middle Tiger River, bounded on the west and north by W.T.
Forrester lands conveyed to the grantee, on the south by other lands of the grantee, and on the
east by said creek, being shown as Tract "A" on a revised plat designated partial survey for W.T.
Forrester, Jr., and having the following courses and distances: (SEE ATTACHED RIDER).

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 11th day of October, 19 73

James Troy King (L.S.)
(James Troy King)

Signed, Sealed and Delivered
in the presence of:
Robert W. Blackwell
(Robert W. Blackwell)
Louise Trammell
(Louise Trammell)
S. C. R. E. Mtge. - Rev. 8-1-63

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