

South Carolina, GREENVILLE

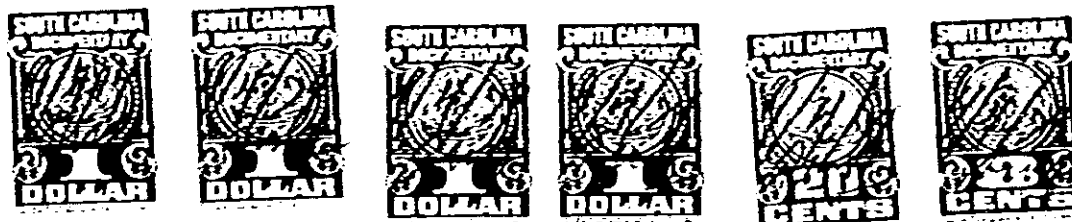
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RECORDED
APR 1 1974
COMM. & TRUSTS

In consideration of advances made and which may be made by
Production Credit Association, Lender, to L.E. Jones and Kathryn B. Jones Borrower,
(whether one or more), aggregating TEN THOUSAND SIX HUNDRED EIGHTY THREE DOLLARS AND 22 CENTS
(\$ 10,683.23), (evidenced by note(s) dated 2-27-74 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 SIXTEEN THOUSAND Dollars (\$ 16,000.00), 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 Batesville Township, Greenville
County, South Carolina, containing 10.12 acres, more or less, known as the _____ Place, and bounded as follows:

BEGINNING at an iron pin in the center of Roper Mountain Road, said iron pin being
2,431.3 ft. more or less, in a Northwesterly direction from the intersection of
Roper Mountain Road and Moore Road, and running thence S. 35-30 W. 703.25 ft. to a
point; running thence N. 53-45 W. 628.2 ft. to a point; running thence N. 33-30 E.
701.65 ft. to a point in the center of Roper Mountain Road; running thence with said
road S. 54 E. 624.2 ft. to the point of beginning, and containing 10.12 acres, more
or less. This being a portion of a tract of 20 acres known as Tract No. 1 on plat
of property of A.B. Montgomery Estate made by W.J. Riddle, March 12, 1946, and being
conveyed to John F. Day by deed recorded in the RMC Office for Greenville County in
Deed Book 921, page 53.



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 4th day of April, 19 74

Kathryn B. Jones (L.S.)
(Kathryn B. Jones)

Signed, Sealed and Delivered
in the presence of:

James R. Kelley
(James R. Kelley)
Robert W. Blackwell
(Robert W. Blackwell)

S. C. R. E. Mtge. - Rev. 8-1-63

Form PCA 402

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