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BOOK 1435 PAGE 423

South Carolina, GREENVILLE County, DONNIE S. TANKERSLEY R.M.C.

In consideration of advances made and which may be made by Blue Ridge Production Credit Association, Lender, to James R. Sullivan, Jr. and Mildred E. Sullivan, Borrower, S (whether one or more), aggregating TWENTY ONE THOUSAND FIVE HUNDRED AND NO/100----- Dollars (\$ 21,500.00), (evidenced by note ~~XXXXXX XXXX~~ dated 5-19-78), 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 FIVE THOUSAND & NO/100--Dollars (\$ 75,000.00), 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 BATES Township, GREENVILLE County, South Carolina, containing 24 acres, more or less, known as the Sullivan Place, and bounded as follows:

ALL that certain piece, parcel or lot of land situate, lying and being in the County and State aforesaid containing 24 acres, more or less, being a portion of property known as the W.B. Hodges property as shown on a plat prepared by William A. Hudson on August 9, 1905, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at a point in the center of Reedy River and running thence along a hard surfaced road, known as Renfrew Road, 18.25 chains, more or less to a point; thence S. 17-3/4 E. 8.25 chains to a chestnut; thence S. 68 1/2 E. 16.25 chains to a stone; thence N. 48 E. 2.8 chains to a stone; thence N. 88 1/2 E. 217 chains to a stake in the center of said branch; thence up the meanders of Reedy River to the beginning corner. THIS IS THE SAME PROPERTY ACQUIRED BY THE GRANTOR(S) HEREIN BY DEED OF JOHN N. HODGENS, DATED 5/9/56, AND RECORDED IN THE OFFICE OF THE RMC IN GREENVILLE COUNTY, GREENVILLE, S.C. IN DEED BOOK 551, PAGE 336.

LESS HOWEVER, ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina containing 1.03 acres, more or less, according to a plat of property of James R. Sullivan III, prepared in November, 1975, said 1.03 acres being bounded on the North by Renfrew Avenue, on the East by other property of Sullivan, and on the West by the Cunningham property.

ALSO, ALL that piece, parcel or lot of land situate, lying and being in Bates Township, Greenville County, and having the following metes and bounds to-wit: BEGINNING at a corner iron pin, approx. 200 feet from the Reedy River and running along property line of J.H. McDaniel, N. 35-30 W., 735 ft. to an iron pin; thence N. 6-45 W. 863 ft. to an iron pin; thence W. 69-45 E. 179 ft. to an iron pin; thence S. 30-15 E. 800 ft. to an iron pin; thence S. 26-15 E. 775 ft. to an iron pin; thence S. 54 W. 420 ft. to the beginning corner and containing 12.74 acres, more or less. THIS IS THE SAME PROPERTY ACQUIRED BY THE GRANTOR(S) HEREIN BY DEED OF J.M. HODGENS, DATED 4/8/59, AND RECORDED IN THE RMC OFFICE, GREENVILLE COUNTY, GREENVILLE, S.C. IN BOOK 621, PAGE 146.

****SEE ATTACHED RIDER FOR ADDITIONAL PROPERTY COVERED HEREBY:**

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 19th day of May, 1978

James R. Sullivan, Jr. (L.S.)
James R. Sullivan, Jr.
Mildred E. Sullivan (L.S.)
Mildred E. Sullivan

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

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