

County, South Carolina, containing 17.9 acres, more or less, known as the Paden Place, and bounded as follows:

BEGINNING at an iron pin in the center of Hickory Tavern Road, (also known as Neelys Ferry Road), iron pin being 35 feet from iron pin on highway right of way line, and running thence along the center of said road S. 37-54 E. 327.6 feet to an iron pin in the center of said road, thence continuing along the center of said road S. 28.38 E. 837 feet to an iron pin in the center of said road at joint corner with other property of J.T.S. Paden Estate; thence along said line N. 64-01 E. 633.6 feet to an iron pin; thence further along the said boundary N. 17-11 W. 876.3 feet to an iron pin; thence further along said boundary S. 89-17 W. 658.3 feet to an iron pin; thence S. 66-45 W. 227.9 feet to an iron pin in the center of Hickory Tavern Road, (also known as Neely Ferry Road the point of beginning.)

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 March, 1971.

Signed, Sealed and Delivered in the presence of: W.R. Taylor (W.R. Taylor) Louise Trammell (Louise Trammell)

John T. S. Paden, Jr. (L.S.) (John T. S. Paden, Jr.) (L.S.)

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