

RECORDED 1994 JUL 19 1994
 HORTON, DRANDY, HAGINS, WARD & BLANKENBERRY
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 29607

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

MORTGAGE LOAN NO. 5183-421

Paul C. Aughtry, Jr., and
Donnie S. Sanderly

Maryan D. Aughtry
 MARYAN D. AUGHTRY OF RECORD
 DAY OF 1971

Donnie S. Sanderly
 DONNIE S. SANDERLY OF RECORD
 AT 11:00 O'CLOCK P.M. NO. 11091

THE FEDERAL LAND BANK
 OF COLUMBIA 3009
 STATE OF SOUTH CAROLINA,
 COUNTY OF GREENVILLE

I hereby certify that the within mortgage was filed and/or lodged for record in my office at 11:04 AM o'clock on the 18th day of September, 1972, and immediately entered on the proper indexes and duly recorded in Real Estate Mortgage Book 1242, at Page 345.

Elizabeth Piddle
 Elizabeth Piddle
 Clerk of Court of Common Pleas and General Sessions, Register of Mesne Conveyance.

THE FEDERAL LAND BANK
 OF COLUMBIA
 19,500.00
 67.8 Acres, Old Pelzer Rd.
 less part.

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STATE OF SOUTH CAROLINA
 on the North by Old Pelzer Road and property now or formerly of Newton;
 on the East by property now or formerly of Burdette and Washington Baptist Church; on the South by property now or formerly of Davis; and on the West by property now or formerly of Kinard.

The debt secured by the within mortgage having been paid in full, the same is hereby satisfied and the lien thereof discharged, this 18 day of JUL 1979.

HORTON, DRANDY, HAGINS, WARD & BLANKENBERRY

Witnesses:
Donnie S. Sanderly
 11091
Mable Lyle

THE FEDERAL LAND BANK OF COLUMBIA
 By: *Talley F. Kelly*, Asst. Vice-President

FILED
 4 28 PM '79
 TANKERSREY
 1979

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 the above premises unto second party, its successors and assigns in fee simple forever. First party hereby binds himself, his heirs, executors, administrators, successors and assigns, to warrant and forever defend all and singular the said premises unto the second party, its successors and assigns, from and against first party, his heirs, executors, administrators, successors and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if first party shall well and truly pay, or cause to be paid, unto second party, its successors or assigns, the total indebtedness secured hereby, with interest thereon as aforesaid, and shall perform all terms, conditions, and covenants according to the true intent of said note, any other instrument above referred to and this mortgage and any other instrument securing said note or other instrument above referred to, and comply with all the provisions of the Farm Credit Act of 1971 and all amendments thereto, and with the rules and regulations issued and that may be issued by the Farm Credit Administration, all of which are hereby made a part hereof, then this mortgage shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and effect.

FOR THE CONSIDERATION aforesaid, first party covenants as follows:

1. First party is lawfully seized of said property in fee simple and has a perfect right to convey same; there are no encumbrances or liens whatsoever on said property except this mortgage.
2. First party will insure, and keep insured, as required by second party from time to time, all buildings now and hereafter on said land against such risks, in such form, in at least such amounts, and in such company or companies, as shall be satisfactory to second party, the loss, if any, to be payable to second party as its interest may appear, and will deliver to second party a policy or policies of insurance with mortgage clause satisfactory to second party attached thereto, and will promptly pay when due all premiums for such insurance. At the option of first party, and subject to the regulations issued under the Farm Credit Act of 1971 or acts amendatory thereof or supplemental thereto, insurance funds may be used for reconstruction or repair of the destroyed or damaged insured buildings, and insurance funds not so used shall be applied on such part of the indebtedness secured hereby as second party in its sole discretion may determine.
3. First party will pay, when due and payable, all taxes, assessments and other charges that may be levied or assessed against said property, and all judgments and all other amounts that may be or become a lien thereon.
4. First party will keep in good order and condition, preserve, and repair, rebuild and restore all terraces, buildings, groves, orchards, fences, fixtures, shrubbery and other improvements, of every kind and nature, now on said land and

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