

SOUTH CAROLINA

State of South Carolina

IN WITNESS WHEREOF, the said Borrower has hereunto set his hand and seal, and the said Lender has hereunto set their hands and seals, at Greenville and Pickens County, South Carolina, this 29th day of October, 1971.

ALL THAT CERTAIN PIECE, PARCEL OR TRUST OF LAND LYING AND BEING SITUATE IN THE STATE OF SOUTH CAROLINA, COUNTY OF PICKENS, ABOUT 18 MILES NORTH OF PICKENS, AND CONTAINING 14.3 ACRES, MORE OR LESS, ACCORDING TO PLAT OF T. CRAIG KEITH, SURVEYOR, DATED MARCH 30, 1971, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION, AND BEING THEREON MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING ON AN IRON PIN ON BURGESS PROPERTY LINE, WHICH POINT IS THE NORTH-WESTERN CORNER OF PROPERTY HEREIN CONVEYED; THENCE ALONG BURGESS PROPERTY LINE S54E 123 FEET TO AN IRON PIN; THENCE S10E 128 FEET TO IRON PIN; THENCE S78E 98 FEET TO IRON PIN; THENCE S29E 88 FEET TO AN IRON PIN; THENCE S5-30E 300 FEET TO IRON PIN; THENCE S10W 200 FEET TO AN IRON PIN; THENCE S10E 100 FEET TO AN IRON PIN; THENCE S43-30E 136 FEET TO AN IRON PIN; THENCE S1W 84 FEET TO IRON PIN; THENCE S20E 100 FEET TO IRON PIN; THENCE S7-30E 88 FEET TO IRON PIN; THENCE S3-30W 76 FEET TO AN IRON PIN; THENCE S29-30E 50 FEET TO IRON PIN; THENCE S66W 67 FEET TO AN IRON PIN; THENCE S14E 86 FEET TO AN IRON PIN; THENCE S49E 105 FEET TO AN IRON PIN ON SALUDA RIVER; THENCE ALONG SALUDA RIVER ON THE FOLLOWING TRAVERSES: S82-30W 80 FEET; S71-30W 67 FEET; N24-30W 100 FEET; N8E 158 FEET; N3W 62 FEET; N10W 180 FEET; N12W 110 FEET; S86W 200 FEET; N75W 175 FEET; N54W 80 FEET; N40-30E 120 FEET; N3W 56 FEET; N35W 100 FEET; N72W approximately 50 FEET TO AN IRON PIN; THENCE LEAVING RIVER AND RUNNING N11E 600 FEET TO THE POINT OF BEGINNING, AND BEING BOUNDED ON THE NORTH BY PROPERTY OF BURGESS, ON THE SOUTH AND SOUTHWEST BY SOUTH SALUDA RIVER; AND ON THE WEST BY OTHER PROPERTY OF GROVER DAVIS, JR.

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.

UNDEERSIGNED 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 29th day of October, 1971.

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

David R. Wagner (David R. Wagner) Martha C. Wagner (Martha C. Wagner)

(L. S.) (L. S.) (L. S.)

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

Form FCA 402