

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)
Sand-Tar Developers, Inc., now Charter Oaks, Ltd. (herein "Borrower") and the
Mortgagee First Piedmont Bank and Trust Company
Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of Nineteen Thousand, Seven Hundred and No/100 Dollars (\$ 19,700.00) as evidenced by the Borrower's promissory Note of even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable Six (6) months from date ; and

WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future advances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage shall be security for all obligations of the Borrower to Lender in the total principal amount of Thirty-Five Thousand & No/100 Dollars (\$ 35,000.00);

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in consideration of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid Note, with interest thereon; (b) all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained; and (c) all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatsoever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c) (all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obligations secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attorney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforcement of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender, its successors and assigns, the following described real estate:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 30.44 acres located on both sides of Devenger Road (S. C. Hwy. 313), on both sides of Boiling Springs Road (S. C. Hwy. 447), at its intersection with Devenger Road and on both sides of Old Boiling Springs Road (S. C. Hwy. 653), at its terminus into Boiling Springs Road in the County and State aforesaid and being more particularly shown on a survey plat made by C. O. Riddle, dated October, 1972, for Sand-Tar Developers, Inc., the Mortgagor herein, and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book 4-S, page 44, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail in Boiling Springs Road (S. C. Hwy. 447) and running thence with the line of Mamie Vaughn N. 61-38 W. 568.8 feet to an iron pin; running thence with the line of J. Curtis and Louise S. Gilstrap N. 59-28 W. 444.6 feet to an iron pin on the easterly side or edge of Phillips Lane; turning and running thence with the Paul F. Haigler, Jr. line N. 35-20 E. 994.8 feet to an iron pin; turning and running thence with the line of Alvin Hudson and Hubert Vaughn S. 58-48 E. 661.4 feet to an iron pin; turning and running thence still with the line of Hubert Vaughn S. 22-44 E. 324.5 feet to an iron pin in Devenger Road (S. C. Hwy. 313); turning and running thence in Devenger Road N. 69-44 E. 250 feet to an iron pin; turning and running thence S. 42-01 E. 718.1 feet to an iron pin; turning and running thence S. 80-51 W. 200.1 feet to an iron pin; running thence S. 78-14 W. 920.3 feet to a nail in Boiling Springs Road, to the point of beginning.

LESS, HOWEVER, All that certain piece, parcel or lot of land, with any buildings and improvements thereon, containing 4.84 acres located on Devenger Road (S. C. Hwy 313) and Boiling Springs Road (S. C. Hwy. 447) in the County and State aforesaid and being more particularly shown on a survey plat made by C. O. Riddle, dated October, 1972, for Sand-Tar Developers, Inc. and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book 4-S, page 44, and having according to said plat, the following metes and bounds, to-wit: (continued on back page)