

County of Greenville, South Carolina, to-wit: Greenville

All most certain pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, to-wit: 66.36 acres according to a Plat made by C.M. Furman dated October 2, 1971, and recorded in the RMC Office for Greenville County, S.C. in Plat Book 000, Page 166, less 1.44 acres being reserved by the Grantor in a added from Ora O. Martin to Paul C. Aughtry, Jr. and Maryan D. Aughtry, the Mortgagor herein, and being shown on a Plat entitled "Property of Washington Baptist Church", dated July 22, 1972, made by C.O. Riddle, R.L.S., recorded in the RMC Office for Greenville County, S.C. in Plat Book 44, Page 23, leaving a net acreage herein mortgaged of 66.36 acres, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Old Pelzer Road and running thence with the center of said Road, the following courses and distances: N. 47-45 E., 216 feet; N. 54-30 E., 430 ft.; N. 56-30 E., 273 ft.; N. 65 E., 232 ft. to a point; thence leaving said Road and running S. 78 E. 1,236 ft. to a point; thence S. 25 E., 528 ft. to an iron pin at the Northern intersection of Old Pelzer Road and Washington Church Road; thence running S. 45-50 W., 46 ft. to an iron pin, joint corner of property of Washington Baptist Church and the 1.44 acre tract herein reserved; thence running N. 29-55 W. 100 ft. to an iron pin; thence running S. 45-50 W., 676 ft. to an iron pin; thence running S. 71-45 E., 122.7 ft. to an iron pin; thence running S. 45-50 W., 1,509.6 ft. to an iron pin; thence N. 26 W. 1,785 ft. to the point and place of beginning, being bounded 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.

ALSO, ALL those certain pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina and being shown and designated as Lots Nos. 1 and 2 and 4 through 21 inclusive, on a plat entitled "NASH MILL ESTATES", dated May 26, 1971, made by C.O. Riddle, Surveyor, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 40, Page 163, reference to which is herewith craved for a more particular description.

(SEE ATTACHED RIDER FOR ADDITIONAL PROPERTY COVERED).

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 15th day of September, 1972

Signed, Sealed and Delivered in the presence of:

Barbara B. Dill

Paul C. Aughtry, Jr. (L.S.)

Maryan D. Aughtry (L.S.)