

Mortgage of Real Estate

County of Greenville

THIS MORTGAGE made this 10th day of July, 1981

by Wilson Farms Company

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of SC

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608
Greenville, SC 29602

WITNESSETH:

THAT WHEREAS, Wilson Farms Company
is indebted to Mortgagee in the maximum principal sum of Sixty-Five Thousand and No/100-----
----- Dollars (\$ 65,000.00), which indebtedness is
evidenced by the Note of Wilson Farms Company of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is ninety (90) days after the date hereof, the terms of said Note and any agreement modifying it
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the
aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications
thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with
Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may
subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all
renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether
direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed
\$ 65,000.00, plus interest thereon, all charges and expenses of collection incurred by Mortgagee
including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant,
bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that piece, parcel or tract of land, in Greenville County, State of
South Carolina, together with all improvements and appurtenances to the
property, about 16 miles from the City of Greenville on branch waters of
Mush Creek and having the following description, to-wit:

BEGINNING on a post oak on the side of the road leading from the Mountains
to the Pickens Road and running thence N. 51 E., 19.80 chains to a stone
3x, on a branch along property line of land now or formerly belonging to
A. M. Taylor; thence down the meander of the branch (with the land now
or formerly belonging to A. M. Taylor) to its intersection with another
small branch (on the property line of land now or formerly belonging to
J. Calaways); thence up the meanders of said small branch (with the
property line of land now or formerly belonging to J. Calaways) to a
stone at the head of the branch (along the property now or formerly
belonging to R. Strouds); thence S. 8 1/5 E., 4.75 chains to a stone 3x;
thence S. 51 E., 6.40 chains to a stone 3x; thence S. 24 1/2 E., 5.12
chains to a stone in the Pickens Road near the Buncombe Road; thence
along said Pickens Road to the crossing at R. J. Baileys corner, (said
corner known by the name of R. Bailey in 1982); thence along the meanders
of the road leading to the Mountains with land now or formerly belonging
to R. Bailey to the beginning corner, containing 130 and 1/2 acres, more
or less.

LESS, HOWEVER, AND EXCEPTING THEREFROM, ALL that certain piece, parcel
or lot of land situate, lying and being near Travelers Rest, in the
County of Greenville, State of South Carolina, and known and designated
as a tract containing 3.0 acres according to plat prepared by W. R. Williams,
Jr., dated June 26, 1978, entitled "Property of G. Herman Walker, III",
recorded in the RMC Office for Greenville County in Plat Book 6M at
Page 74, and according to said plat, has the following metes and
bounds, to-wit:

BEGINNING at a spike in the center of S. C. Highway 414 and running
thence with the center line of said road S. 69-55 E., 159.5 feet to a
spike; thence S. 77-45 E., 217.6 feet to a spike; thence running with

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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident
or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto
(all of the same being deemed part of the Property and included in any reference thereto).

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