

GREENVILLE CO. S. C.

JAN 6 4 51 PM '74

BOOK 45 PAGE 175

BONNIE S. TANKERSLEY
R.H.C.

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South Carolina, GREENVILLE County.

In consideration of advances made and which may be made by Blue Ridge
Production Credit Association, Lender, to A. Foster McKissick and Sophie F. McKissick Borrower,
(whether one or more), aggregating FORTY FOUR THOUSAND AND NO/100 Dollars
(\$ 44,000.00), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in
accordance with Section 45-55, Code of Laws of South Carolina, 1962, (1) all existing indebtedness of Borrower to Lender
(including but not limited to the above described advances), evidenced by promissory notes, and all renewals and extensions thereof,
(2) all future advances that may subsequently be made to Borrower by Lender, to be evidenced by promissory notes, and all renewals
and extensions thereof, and (3) all other indebtedness of Borrower to Lender, now due or to become due or hereafter contracted, the
maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any one time not
to exceed SEVENTY FIVE THOUSAND Dollars (\$ 75,000.00), plus interest thereon, attorneys'
fees and court costs, with interest as provided in said note(s), and costs including a reasonable attorney's fee of not less than ten
(10%) per centum of the total amount due thereon and charges as provided in said note(s) and herein. Undersigned has granted,
bargained, sold, conveyed and mortgaged, and by these presents does hereby, grant, bargain, sell, convey and mortgage, in fee simple
unto Lender, its successors and assigns:

All that tract of land located in Bates Township, Greenville
County, South Carolina, containing 10 & 9/16 acres, more or less, known as the _____ Place, and bounded as follows:

ALL that certain piece, parcel or lot of land situate, lying and being in Bates Township,
County of Greenville, State of South Carolina, containing ten (10) acres, more or less,
as shown on a plat of Property of Northside Greenhouses, Inc. prepared by J. C. Hill on
June 5, 1961, and having according thereto, the following courses and distances to-wit:

BEGINNING at an iron pin on the Eastern edge of U.S. Highway No. 25 at the corner of
Glenn Property, and running thence along the Glenn line N. 83-55 E. 1,157.7 feet to an
iron pin: thence S 5-07 E 162 feet to an iron pin:

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.

WITNESSED, EXECUTED, SEALED, AND DELIVERED, this the 18th day of December, 19 74.

A. Foster McKissick (L.S.)
Sophie F. McKissick (L.S.)
(Sophie F. McKissick)

WITNESSED, Signed, Sealed and Delivered
in the presence of:
William T. ...

Bonnie S. Tankersley
R.H.C.
20823
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S. C. R. F. Mtee. - Rev. 8-1-63

Form PCA 402

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