

SOUTH CAROLINA, Greenville COUNTY.

In consideration of advances made and which may be made by Blue Ridge
 Production Credit Association, Lender, to Jeff R. Richardson, Jr. Borrower,
 (whether one or more), aggregating Twenty Five Thousand and No/100 Dollars
 (\$ 25,000.00), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section
 43-55, Code of Laws of South Carolina, 1982, (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 Thirty Five Thousand and No/100 Dollars (\$ 35,000.00), 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 Austin Township, Greenville

County, South Carolina, containing 20.23 acres, more or less, known as the Place, and bounded as follows:

ALL that certain piece, parcel and tract of land containing 20.23 acres, more or less in Austin Township, Greenville County, State of South Carolina located on the Southeast side of Adams Mill Road and being approximately three (3) miles north of Simpsonville and being a part of tract 3 in a division of the real estate of J. Thomas Austin as appears from a plat made by J. N. Southern on October 23, 1890 and being more particularly shown as the Northwestern portion of property of Vivienne Todd made by C. O. Riddle, R.L.S., dated August 7, 1962 and having according to a most recent survey, the following metes and bounds, to-wit:

BEGINNING at a point on the Southeast side of Adams Mill Road at the Northeastern corner of a one (1) acre tract and running thence with the said Adams Mill Road N. 46-05 E. 1386 feet more or less to an iron pin, corner with property now or formerly of George Webb; thence S. 44-23 E. 698 feet to a point in a branch; thence along and with the said branch known as Grays Branch and with the property line of Springforest Estates in a Southwestern direction to a stone, corner with property shown as lot No. 21 of Marsmen, Inc. and property of S. T. Holland, Jr.; thence N. 44-47 W. 714.8 feet to corner with the one acre tract now or formerly of Cole L. Fowler; thence N. 46-05 E. 209 feet to an iron pin; thence N. 44-47 W. 209 feet to an iron pin on Adams Mill Road, the point and place of beginning.

Also: 36 acres, more or less in Austin Township; "BEGINNING at an iron pin at the corner of property now or formerly of Beechwood Hills and property of J. R. Richardson, Sr., which iron pin is located at the northern intersection of a 50-foot road and running thence along the line of property now or formerly of J. R. Richardson, Sr., N. 30-39 W. 228.4 feet to an iron pin on the southern side of a road leading to the Laurens Road; and running thence across said road, N. 30-39 W. 52.9 feet to an iron pin on the northern side of said road; and running thence N. 36-54 W. still along the line of property now or formerly of J. R. Richardson, Sr., 389.4 feet to an iron pin; and thence continuing still along his line, N. 26-54 W. 151.1 feet to an iron pin, which iron pin is 20 feet from the center of a branch; and running thence N. 38-19 W. 20 feet to a point in the center of said branch; and running thence down the meanders of said branch to a point, the traverse line of which is N. 51-01 E. 544.2 feet; and thence continuing still down the meanders of said branch to a point, the traverse line of which is N. 65-01 E. 539.5 feet; and thence continuing still down the meanders of said branch to an iron pin in the fork of another branch, the traverse line of which is N. 78-14 E. 334.9 feet (said branch is the line separating the property of J. R. Richardson, Jr. and William Greer); and running thence along the line of property now or formerly of William Greer, S. 34-37 E. 363 feet to a stone; and thence continuing still along the line of property now or formerly of William Greer, S. 29-48 E. 546.6 feet to an iron pin, the corner of property now or formerly of Beechwood Hills;

and running thence along the line of property now or formerly of Beechwood Hills, S. 40-16 W. 867.6 feet to an iron pin; and thence still along the line of property now or formerly of Beechwood Hills, N. 42-09 W. 709.5 feet to the point of beginning, containing 36 acres, more or less and being the same property conveyed to me by Maud B. Richardson by deed dated April 30, 1952 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 597 at Page 362."