

MORTGAGE OF REAL ESTATE BY A CORPORATION Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA GREENVILLE COUNTY OF GREENVILLE MORTGAGE OF REAL ESTATE BY A CORPORATION

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Michigan Agri-Chemical, Inc. a corporation chartered under the laws of the State of South Carolina (hereinafter referred to as Mortgagor) is well and truly indebted unto Alvin D. Green

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Seventy-five Thousand and no/100----- Dollars(\$ 75,000.00) due and payable

in five equal annual installments of \$15,000.00, commencing on the 15th day of August, 1973 and continuing on the same day of each year thereafter until paid in full;

with interest thereon from _____ date at the rate of _____ per centum per annum, to be paid: annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted, to the Mortgagee at any time for advances made to or for its account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain 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 9.47 acres, more or less, and having, according to a survey of property of Alvin D. Green, prepared by Webb Surveying and Mapping Co., dated August, 1972, the following metes and bounds to-wit:

BEGINNING at an iron pin on the southwestern side of Woodruff Road at a corner of property of Eskew and running thence S. 64-05 W. 7.6 feet to a point; thence continuing with line of Eskew S. 58-06 W. 1557.2 feet to an iron pin; thence N. 29-54 W. 249 feet to a point; thence S. 60-54 W. 31.8 feet to a point; thence S. 65-24 W. 289.6 feet to a point; thence N. 28-39 W. 137.8 feet to a point at the center of turn-around of Green Heron Road; thence with the center of Green Heron Road N. 66-00 E. 1543.8 feet to a point on the southwestern side of Woodruff Road; thence with Woodruff Road S. 47-02 E. 221.9 feet to the point of BEGINNING.

ALSO: All the grantor's right title and reversionary interest, in and to all that certain lot of land, in the County of Greenville, State of South Carolina, containing 1.87 acres, more or less, as shown on plat recorded in the R.M.C. office for Greenville County in Plat Book UUU, Page 163, and having the following courses and distances, to-wit:

BEGINNING at an iron pin at the southwest corner of said property, and running thence N. 58-06 E. 280 feet to an iron pin; thence N. 29-54 W. 249 feet to a point in the center of a drainage easement; thence along the easement S. 60-54 W. 31.8 feet to a point; thence S. 65-24 W. 289.6 feet to a point; thence S. 28-39 E. 83.7 feet to an iron pin; thence S. 41-36 E. 206.7 feet to the point of BEGINNING.

It is the intention of the grantor herein to convey all his right, title and interest in and to that certain agreement entered into by and between the grantor and P.I. Inc., including any right to use the lagoon or rights concerning maintenance of said lagoon, said agreement being dated December 12, 1969, and recorded in the R.M.C. office for Greenville County in Deed Book 886 at Page 15.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.