

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)

Riddle Farm, a Limited Partnership (herein "Borrower") and the
Mortgagee First Piedmont Bank and Trust Company
Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of Five Thousand and No/100
Dollars (\$ 5,000.00) as evidenced by the Borrower's promissory Note of
even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest
to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable on
September 13, 1974; and

WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout
this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may
hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for
taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future ad-
vances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage
shall be security for all obligations of the Borrower to Lender in the total principal amount of One Hundred
and One Thousand Dollars (\$ 101,000.00);

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in considera-
tion of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower
in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof
is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid
Note, with interest thereon, (b) all other sums, with interest thereon, advanced in accordance herewith to protect the
security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained; and (c)
all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other
present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatso-
ever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c)
(all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obliga-
tions secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attor-
ney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforce-
ment of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender,
its successors and assigns, the following described real estate:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying
and being a portion of the property of Riddle Farms, a Limited Partnership, as shown on a
plat of said tract prepared by Heaner Engineering Co., Inc., dated Sept. 6, 1973, and
having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of said property and the property now or
formerly of Hattie Bell Estate and running thence N. 45-23-40 E. 720.08 feet to a post;
thence turning and running with property now or formerly of C.G. Vaughn Estate N. 88-
04-19 E. 778.31 feet to an iron pin; thence continuing S. 46-57-56 E. 818.77 feet to a
post; thence turning and running N. 11-29-08 E. 482.81 feet to an iron pin; thence turning
and running with property now or formerly of W. E. Phillips S. 85-05-26 E. 248.13 feet
to point in the center of Hwy. No. 14; thence turning and running with the center of Hwy.
No. 14 N. 6-08-26 E. 99.88 feet to a point; thence continuing N. 5-02-20 E. 99.88 feet;
thence continuing N. 4-16-56 E. 99.94 feet; thence continuing N. 3-19-49 E. 100.17 feet to
a point; thence N. 2-18-45 E. 99.9 feet to a point; thence continuing N. 2-18-45 E. 99.34
feet to a point in the center of Hwy. No. 14 at the joint corner of property now or formerly
of L. E. Smith; thence turning and running with the Smith property S. 61-03-44 E. 485.83 feet
to an iron pin; thence continuing with the property now or formerly of F. B. Jones S. 61-13-
00 E. 796.80 feet to an iron pin; thence continuing with the property now or formerly of C.M.
McKinney Estate S. 61-26-00 E. 403.7 feet to an iron pin; thence with the property now or
formerly of R. L. Cox S. 61-32-17 E. 263.83 feet to a stone; thence turning and running with
the property now or formerly of W. J. & E.W. Griffith and the property now or formerly of
Wade D. Brown, Jr. & Dannelle C. Brown S. 1-24-41 E. 2,603.04 feet to a stone; thence
turning and running with the property now or formerly of J.F. Maxwell Estate S. 77-56-04
W. 1,466.54 feet to stone; thence turning and running with the property now or formerly of
W.D. Brown, N. 9-26-53 W. 1,484.20 feet to an iron pin; thence turning and continuing with
the property now or formerly of W.D. Brown S. 84-03-28 W. 356.47 feet to a point in the
center of Hwy. No. 14; thence turning and running with the center of Hwy. No. 14 S. 4-05-16
E. 15.55 feet to a point at the center of Hwy. No. 14; thence turning and running with the
center line of Riddle Road S. 83-13-12 W. 373.01 feet to a point in the center of Riddle Road;