

Blue Ridge PCA
P. O. Box 10026, FS
Greenville, S. C. 29603

GREENVILLE CO. S. C.

FEB 8 12 26 PM '77

DONNIE S. TANKERSLEY
R.H.C.

BOOK 1388 PAGE 816

South Carolina, GREENVILLE County.

Blue Ridge

In consideration of advances made and which may be made by
Production Credit Association, Lender, to A. Foster McKissick & Sophie F. McKissick Borrower,
(whether one or more), aggregating ONE HUNDRED FIFTY THOUSAND AND NO/100 Dollars
(\$ 150,000.00), (evidenced by note(s) ~~dated February 7, 1977~~ 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 TWO HUNDRED FIFTY THOUSAND & NO/100 Dollars (\$ 250,000.00), 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 _____ Township, Greenville
County, South Carolina, containing _____ 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 Greenville County,
containing 15.62 acres, more or less, according to a plat of property of A. Foster McKissick,
prepared by W.R. Williams, Jr., RLS, on July 21, 1975, and having according to the following
courses and distances, to-wit: BEGINNING at an old iron pin on the Eastern right-of-way line
of U.S. Hwy. No. 25 at the corner of McKissick property, and running thence along the McKissick
line S. 83-20 E. 1,158.5 ft. to an old iron pin; thence along the Baltz line S. 6-29 E. 512.9
ft. to an iron pin at an oak 3rom; thence along the Glenn line S. 71-54 W. 531 ft. to an iron
pin; thence N. 62-21 W. 405.9 ft. to an iron pin; thence N. 44-21 W. 538.3 ft. to an iron pin
on the right-of-way of said highway; thence N. 924 E. 118.4 ft. to an iron pin; thence N. 6-07
E. 118.9 ft. to the point of beginning.

This is the same property acquired by the grantor(s) herein by deed of Waymon Chastain, et al,
dated 8-8-75, and recorded in the office of RMC, in Book 1022, page 462, Greenville County,
Greenville, S.C.

ALSO, 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 (1) 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. 88-55 E. 1,157.7 ft. to an iron pin; thence S. 5-07 E. 464 ft. to an iron pin;
thence N. 82-40 W. 1,167.4 ft. to an iron pin on said Highway; thence along the Eastern side of
said Highway as follows: N. 1-40 W. 100 ft. to an iron pin; N. 7-45 W. 100 ft. to an iron pin;
N. 12-30 W. 100 ft. to an iron pin at the point of beginning.

This is the same property acquired by the grantor(s) herein by deed of Assoc. Accept. Corp.,
dated 7-28-70, and recorded in the office of the RMC in Deed Book 895, page 28, plat Bk. 4-E
at page 155.

SEE ATTACHED RIDER FOR ADDITIONAL PROPERTY COVERED HEREBY:

A default under this instrument or under any other instrument heretofore or hereafter executed by Borrower to Lender shall
at the option of Lender constitute a default under any one or more, or all instruments executed by Borrower to Lender.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in
any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said lands and premises unto Lender, its successors and assigns with all the
rights, privileges, members and appurtenances thereto belonging or in any wise appertaining.

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.

EXECUTED, SEALED, AND DELIVERED, this the 7th day of February, 1977.

A. Foster McKissick (L.S.)

A. Foster McKissick

Sophie F. McKissick (L.S.)

Sophie F. McKissick

Signed, Sealed and Delivered
in the presence of:

James B. Bost
William S. Bost

- 1 -