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SOUTH CAROLINA, GREENVILLE DONNIE S. WALKERSLEY COUNTY, S.C.

In consideration of advances made and which may be made by Blue Ridge
Production Credit Association, Lender, to E. Richard Taylor, Jr. Borrower,
(whether one or more), aggregating THIRTY THOUSAND DOLLARS & NO/100 Dollars
(\$ 30,000.00), (evidenced by note(s) dated 2-21-80 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 (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 ONE HUNDRED TWENTY FIVE THOUSAND
Dollars (\$ 125,000.00), 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 O'Neal Township, Greenville
County, South Carolina, containing 82 acres, more or less, known as the Taylor Place, and bounded as follows:

ALL that piece, parcel or lot of land in O'Neal Township, Greenville County, State of South
Carolina, located about seven (7) miles northwest of the City of Greer and on both sides of
the old Rutherford Road, and being shown on a plat of property made for Mary Ann Barbare by
W.D. Neves, dated November 21, 1901, recorded in the R.M.C. Office for Greenville County in
Plat Book "C", at page 206, having shown on said plat two separate tracts, having the follow-
ing courses and distances, to-wit:

TRACT NO. 1: Beginning on a stone, x o.m., 92.4 ft. north of Clear Creek, the northwestern
corner of the tract, and runs thence N. 81 E. 3.50 chains to a stone; thence N. 60 E. 4.33
chains to a stone; thence N. 70 E. 3.40 chains to a stone at head of drain; thence S. 47 E.
3.39 chains to a stake, 3x; thence S. 64 1/2 W. 1.80 chains to the center of Clear Creek (stake
3x); thence down and with the meanders of said creek, to the center of intersection of said
creek and the old Rutherford Road; thence along and with the center of old Rutherford Road,
in a southerly and southwesterly direction to a stake, 3x n.m., corner of Tract No. 2, here-
inafter described; thence S. 73 1/2 W. 8.80 chains to an oak, 3x n.m.; thence N. 1-00 E. 15.96
chains to a pine, 3x n.m.; thence N. 17 1/2 W. 16.50 chains to the center of Clear Creek; thence
up and with the meanders of said creek to corner in creek; thence N. 21 1/2 E. 1.40 chains to
the beginning, containing Fifty-Five and one-half (55.5) acres, more or less, and being all
of that tract of land devised by Mary Ann Barbare to William T. Barbare, for life, and then
to James Drayton Barbare (see Paragraph 6 of will on record in Apartment 73, Package No. 10,
in the Probate Court for Greenville County.)

TRACT NO. II: Beginning at a stake, 3x n.m., on the said Rutherford Road, and runs thence N.
73 1/2 E. 28.53 chains to a point in the center of Cain's Branch (white oak, 3x o.m.); thence
down the meanders of said branch to a red oak, 3x o.m.; thence S. 70 W. 26 chains to a stake,
3x, n.m., on the old Rutherford Road; thence along said road to the beginning corner, contain-
ing Thirty-One(31) Acres, more or less, and being all of that tract of land conveyed to the
late James Drayton Barbare by Sara Ann Langley by deed dated October 28, 1905, recorded in the
R.M.C. Office for Greenville County in Deed Book 000, at page 745.

(SEE ATTACHED RIDER FOR ADDITIONAL PROPERTY COVERED:)

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.

A default under this instrument or under any other instrument heretofore or hereafter executed by Borrower and/or Undersigned to Lender,
or a default by Borrower, and/or Undersigned under any instrument(s) constituting a lien prior to the lien of this instrument, shall, at the option of
Lender, constitute a default under any one or more or all instruments executed by Borrower and/or Undersigned to Lender. In case of such
default, at the option of Lender, all indebtedness due from Borrower and/or Undersigned to Lender may be declared immediately due and payable.

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.

In the event Lender becomes a party to any legal proceeding (excluding an action to foreclose this mortgage or to collect the debt hereby
secured), involving this mortgage or the premises described herein (including but not limited to the title to the lands described herein), Lender may
also recover of Undersigned and/or Borrower all costs and expenses reasonably incurred by Lender, including a reasonable attorney's fee, which
costs, expenses and attorney's fee when paid by Lender shall become a part of the debt secured hereby and shall be immediately payable upon
demand, and shall draw interest from the date of advance by Lender until paid at the highest rate provided in any note or other instrument secured
hereby.

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 21st day of February, 19 80

Signed, Sealed and Delivered in the Presence of: (L. S.)
Robert W. Blackwell (L. S.)
R. Louise Trammell (L. S.)
E. Richard Taylor, Jr. (L. S.)
S. C. R. E. Mta.-Rev. 8-1-76 Form FCA 402

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