

Security Federal

MORTGAGE

VOL 1033 440

GREENVILLE S.C.
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THIS MORTGAGE is made this 19th day of March 1984, between the Mortgagor, Orchard View Meat Processors, Inc. (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY FOUR THOUSAND FOUR HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 20, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2014

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of 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 (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land situate, lying and being in Grove Township, Greenville County, South Carolina, on the southern side of Reedy Fork Road, and being known and designated as "Property of Orchard View Meat Processors, Inc." on plat prepared by Carolina Surveying Company, dated March 12, 1984 and recorded March 23, 1984 in the R. M. C. Office for Greenville County in Plat Book 10-7 at Page 62, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin 1950 feet from S. C. Highway 50 on the southern side of Blakely Road and running thence with property line of Robert C. Cox S. 13-10 W. 355 feet to an iron pin; thence turning and running N. 80-36 W. 113.3 feet to an iron pin; thence turning and running N. 9-50 W. 46.1 feet to an iron pin; thence turning and running N. 76-50 W. 19.1 feet to an iron pin; thence turning and running with property of Robert T. Cox, Jr., N. 13-10 E. 320 feet to an iron pin on the southern side of Blakely Road; thence with said Blakely Road S. 76-50 E. 150 feet to an iron pin; being the point of beginning. Said property containing 1.21 acres, more or less.

This is the same property conveyed to the mortgagors by deed of Ricky Allan Kellett and Jean B. Holston, now by marriage Jean Kellett, dated March 19, 1984 and recorded March 23, 1984.

GREENVILLE S.C.
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which has the address of Route 2, Blakely Road, Piedmont, S. C. (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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