

GREENVILLE CO. S. C.
SEP 10 4 47 PM '75
ONNIE S. TANKERSLEY
R.H.C.

Vol 03 Page 187
1979 REC 425

South Carolina, Greenville County.

In consideration of advances made and which may be made by Palmetto
Production Credit Association, Lender, to Land Fund Ltd., endorser
(whether one or more), aggregating TWO HUNDRED TWENTY SEVEN THOUSAND EIGHT HUNDRED DOLLARS
(\$ 227,800.00), (evidenced by note(s) of even date herewith, 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 TWENTY SEVEN THOUSAND EIGHT HUNDRED Dollars (\$ 227,800.00), plus 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. Land Fund Ltd. has hereby
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 _____
County, South Carolina, containing _____ acres, more or less, known as the _____
Place, and bounded as follows:

By Onnie S. Tankersley
R.H.C. 31911
Witness: Kathy G. Cline
Pat McCarroll
Vice President

SEE SCHEDULE ATTACHED

This mortgage is given as partial security for the guaranty by
the mortgagor herein of that certain promissory note of even
date given by Jeff R. Richardson, Jr. and Joseph A. McCullough
to Palmetto Production Credit Association

This mortgage is junior in priority to that certain mortgage
given by Land Fund, Ltd. to J. Milton Garrison and Frances
Garrison, in the amount of \$135,867.37, dated August 6, 1973,
and recorded in the RMC Office for Greenville County, S. C.
in REM Book 1287 at Page 109.

SCHEDULE A

ALL that certain piece, parcel and tract of land with all buildings and
improvements thereon situate, lying and being on the North side of Reedy Fork
Road in or near the Community of Moonville, in the County of Greenville, State
of South Carolina, containing 86.97 acres, more or less, and having according
to plat of property of Land Fund, Ltd., dated June 30, 1973, made by C. O. Riddle,
R.L.S., the following metes and bounds:

BEGINNING at an iron pin in the center of Reedy Fork Road, joint front corner of
property now or formerly owned by Georgia Industrial Realty Co., and running
thence with the line of that property, N. 40-32 E., 1387.9 feet to an iron pin;
thence still with line of property now or formerly of Georgia Industrial Realty
Co., N. 21-03 W. 1526.7 feet to an iron pin; thence still with line of property
now or formerly of Georgia Industrial Realty Co., S. 70-56 E. 994.2 feet to an
iron pin, corner with property now or formerly of J. T. Bull; thence along and
with the Bull property line, N. 88-58 E. 1135.1 feet to a point in the center
of Griffin Drive; thence along and with Griffin Drive, S. 44-25 E. 330.6 feet to
an iron pin at the intersection of a dirt road with Griffin Drive, and running
thence with the center of said dirt road, S. 13-14 W. 230 feet to a point on
property now or formerly of Walker; thence with the Walker line, S. 88-35 W.

FILED
GREENVILLE CO. S. C.
MAY 2 1979
R.H.C.