

FILED
GREENVILLE CO. S. C.

SEP 30 10 55 AM '71

BOOK 1288 PAGE 174

3.00

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

OLLIE FARNSWORTH
R.M.C. OF REAL PROPERTY

THIS INDENTURE, made and entered into the 10th day of September,
1971, by and between -----MARSHALL FARMS COOPERATIVE -----,
a cooperative association organized and existing under the laws of the State of
South Carolina, with its principal place of business at Greenville,
Greenville County, South Carolina (hereinafter referred to as mortgagor), of
the first part, and COLUMBIA BANK FOR COOPERATIVES, a corporation organized and
existing under the laws of the United States, with its principal place of business
in the City of Columbia, Richland County, South Carolina (hereinafter referred to
as mortgagee), of the second part, WITNESSETH:

For and in consideration of Three Dollars (\$3.00) cash in hand paid and of
other valuable considerations, receipt of which is hereby acknowledged, and in order
to secure the payment of an existing principal indebtedness of ---FIVE HUNDRED FIFTY
THOUSAND ONE HUNDRED THIRTY-FOUR AND 20/100 DOLLARS (\$550,134.20) -----
evidenced by the following promissory note(s) executed and delivered by mortgagor to
mortgagee, which said note(s) are payable on demand with interest as therein provided,
reference thereto being made for a more particular denotation of terms thereof:

- Note dated August 10, 1965 in the amount of \$150,000.00.
- Note dated January 5, 1968 in the amount of \$46,500.00.
- Note dated June 27, 1969 in the amount of \$168,000.00.
- Note dated March 10, 1971 in the amount of \$50,000.00.
- Note dated September 10, 1971 in the amount of \$150,000.00.

And further in order to secure the payment of such future advances, whether
obligatory or otherwise, as are hereafter made by mortgagee to mortgagor within ten
(10) years from the date of this mortgage, but not in excess of -----
-----ONE MILLION AND NO/100----- Dollars (\$1,000,000.00-----)
principal at any one time outstanding, plus interest thereon, attorney's fees and court
costs, and to secure the performance and observance of all the covenants and conditions
contained herein and in the note(s) evidencing said indebtedness and advances,
mortgagor has granted, bargained, sold, conveyed, mortgaged, assigned, transferred,
and set over, and by these presents does grant, bargain, sell, convey, mortgage, assign,
transfer, and set over to mortgagee forever, all the following described property,
together with all improvements, rights, privileges and easements thereunto belonging,
situate, lying and being in Greenville County, South Carolina, to-wit:

All that certain piece, parcel or lot of land, containing four (4)
acres, more or less, located at the Greenville Farmers Wholesale
Market near the City of Greenville, being more particularly described
on a plat by Piedmont Engineers & Architects dated March 5, 1969 by
courses and distances as follows:

BEGINNING at a corner adjacent to a railroad spur track serving the
aforesaid Market and the right-of-way of the Southern Railway Company
and running thence along said railway N. 58-05 E. 504.0 feet to a
corner; thence S. 7-12 W. 360.0 feet to a corner; thence S. 44-24 W.
441.7 feet to a corner; thence N. 81-00 W. 41.4 feet to a corner;
thence N. 9-06 E. 75.85 feet to a corner; thence N. 62-40 W. 189.5 feet
to a corner; thence N. 27-20 E. 268.35 feet along said spur track to
the beginning corner. For plat see Plat Book 4B at Page 165 in the
Office of the RMC for Greenville County, South Carolina.

Being the same piece, parcel, or lot of land conveyed to mortgagor by
Greenville County, a body corporate and a political subdivision of the
State of South Carolina, by its deed dated July 17, 1969 and recorded
in Deed Book 872, Page 237 in the Office of the RMC for Greenville
County, South Carolina.

TOGETHER with an easement in perpetuity for ingress and egress between
the premises above-described and Rutherford Road over and across the
remaining property of Greenville County along the same route being
presently used.