

DONNIE S. TANKERSLEY
South Carolina, Greenville & Spartanburg Counties, C.

In consideration of advances made and which may be made by Blue Ridge
Production Credit Association, Lender, to Hyder Farms, Inc., L.L. Hyder & Leila J. Hyder Borrower,
(whether one or more), aggregating One Hundred Eighteen Thousand and no/100 Dollars
(\$ 118,000.00), (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 Thousand and no/100 Dollars (\$ 200,000.00), 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,
County, South Carolina, containing _____ acres, more or less, known as the _____ Place, and bounded as follows:
**Parcel 1: All of that parcel of land being in Glassy Mountain Township, lying on both
sides of Belue Creek, waters of the South Pacolet River, about two (2) miles Northward
from Gowansville, Greenville County, South Carolina, being bounded now or formerly
by J. L. Pierce, Broadus Belue, Jessie Gosnell, T. D. West, Ellis Pace and others,
and being shown and represented on a plat thereof made for L. L. Hyder by J. Q.
Bruce, Reg. Land Surveyor, dated November 8, 1958. It contains, according to that
plat, 253.86 acres, more or less, and is the same land as was conveyed to Leila J.
Hyder by J. J. Boone in six (6) separate parcels which adjoin each other, with the
Boone deed being dated October 23, 1951, recorded in Deed Book 476, Page 442,
Greenville County with reference being here made to the Bruce plat for a more de-
tailed description as to courses and distances, with that plat recorded in Plat
Book 55, Page 113. The mentioned plat includes 3.66 acres which have been excluded
from the plat and the acreage therein set forth with the excluded acreage having
been conveyed away by two (2) deeds by owners thereof owning the lands prior to the
deed into J. J. Boone. One (1) of these deeds purports to convey 1.62 acres and
was executed by W. D. Belue unto J. J. Boone, dated May 28, 1934, recorded in Deed
Book 175, Page 429, Greenville County, and the other purporting to contain 1.75
acres having been conveyed unto Solomon Morgan by Annabell Gosnell by deed dated
June 14, 1935, recorded in Deed Book 180, Page 234, Greenville County.**

**Parcel 2: All that piece, parcel and tract of land lying and being in Campobello
Township, Spartanburg County, South Carolina, about two (2) miles Southwest of the
Town of Landrum, containing 1.85 acres, more or less, and fully represented on
plat thereof made by J. Q. Bruce, Reg. Land Surveyor, dated November 8, 1958, and
recorded in Plat Book 38, Page 371, RMC Office for Spartanburg County and described
on that plat and in the deed by which the lands were conveyed to L. L. Hyder by**

-----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 29 day of December, 19 75.

L. L. Hyder Farms, Inc.
L. L. Hyder (L.S.)
(L. L. Hyder) (L.S.)

Signed, Sealed and Delivered
in the presence of:
Juanita L. Pridmore
(Juanita L. Pridmore)
Carolyn S. Davis
(Carolyn S. Davis)

Leila J. Hyder (L.S.)
(Leila J. Hyder)

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