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BOOK 1537 PAGE 784

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) FUTURE ADVANCE MORTGAGE OF REAL PROPERTY

THIS INDENTURE, made and entered into the 7th day of September, 1982, by and between GOLD KIST INC., a cooperative association organized and existing under the laws of the State of Georgia, with its principal place of business at Atlanta, DeKalb County, Georgia (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 TWENTY-NINE MILLION SIX HUNDRED TWENTY-THREE THOUSAND SIX HUNDRED NINE AND 12/100 DOLLARS (\$29,623,609.12), evidenced by the following promissory note(s) executed and delivered by Mortgagor to Mortgagee, which note(s) are payable on demand with interest as therein provided, reference thereto being made for a more particular denotation of terms thereof:

DATE OF NOTE	ORIGINAL PRINCIPAL AMOUNT
September 27, 1979	\$125,000,000.00
August 26, 1981	20,000,000.00

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 twenty (20) years from the date of this Mortgage, but not in excess of ONE HUNDRED FIFTY MILLION AND NO/100 DOLLARS (\$150,000,000.00) 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 lot of land situated in the Town of Fountain Inn, County of Greenville, State of South Carolina, fronting on Wall Street, and being more fully described in accordance with a Plat made by Carolina Engineering & Surveying Company, dated January 7, 1962, to wit: BEGINNING at an iron pin on the Southeastern side of Wall Street, joint corner with Craddock Property, and being 154 feet from the intersection of Fairview Street and Wall Street, and running thence along Wall Street S 55° 30' E, 69.1 feet to an iron pin; thence S 53° 00' W, 104 feet to an iron pin; thence N 55° 30' W, 69.1 feet to an iron pin; thence N 55° 00' E, 104 feet to an iron pin, being the point of beginning.

Also, all that piece, parcel or lot of land in the Fairview Township, County of Greenville, State of South Carolina, more particularly described as follows: BEGINNING at C. I. Monument on the line of the C. & W. C. Railway Company, being 50 feet from the center line of the track, and running thence with the line of W. A. Kellett and along a ditch S 53° 29' E, 52 feet to an iron pin, corner of Mamie H. Fulmer; thence continuing along the same course with the line of Mamie H. Fulmer 104.3 feet to C. I. Monument on line of C. & W. C. Railway track; thence with line of C. & W. C. Railway Company S 52° 50' E, 191.1 feet to the beginning corner, as shown by Plat made by Dalton & Neves, August, 1940. This property is bounded on the North by property now or formerly of Mamie H. Fulmer and Woodside Cotton Mills Company, on the East and South by a new cut unnamed street and on the West by property of Woodside Cotton Mills Company.

The above described property being the same property conveyed unto Tri-County Elevator, Inc. by Deed of Fountain Inn Milling and Gin Company, Inc., by deed dated September 19, 1973, duly of record in the Office of Register of Mesne Conveyance for Greenville County, S. C. in Volume 990 at Page 123; the said corporation, Tri-County Elevator, Inc., having been merged into the corporation Wilson Feed & Seed Company, Inc. and as of the effective date of

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