

FILED
JAN 25 2 33 PM '84
Mortgage of Real Estate
VOL 1645 PAGE 490
R.M.C. OFFICE

THIS MORTGAGE is dated January 19, 1984.

THE "MORTGAGOR" referred to in this Mortgage is Blue Ridge Dairy, Inc.

whose address is Route 3, Greer, S.C. 29651

THE "MORTGAGEE" is Kenneth Gary Bishop

whose address is Route Two, Greer, S. C. 29651

THE "NOTE" is a note from Blue Ridge Dairy, Inc.

to Mortgagee in the amount of \$46,750.00, dated January 19, 1984. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is January 20, 1987. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$48,750.00, plus interest, attorneys' fees not to exceed fifteen (15%) per cent of the unpaid debt, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, and the Mortgagee's heirs, successors and assigns, the following described property:

ALL of that certain piece, parcel or tract of land in the State of South Carolina, Greenville County, approximately one mile north of Berry's Mill located on the southern side of Few's Chapel Road and being shown and designated as Lot 1 containing 25.4 acres, on a plat of the property of G. D. and H. D. Forrester, prepared by J.Q. Bruce, Registered Surveyor, dated March 24, 1949, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book V, at Page 127, and having the following courses and distances to wit:

BEGINNING at an iron pin at the northeastern corner of said tract and at a point just north from Few's Chapel Road, on the line of this property and property now or formerly of W. P. Smith; thence with the line of this property and property now or formerly of W. P. Smith, S. 88-55, W. 1756 feet to an iron pin on the line of property now or formerly of Nancy Finley, thence with the line of property now or formerly of Nancy Finley, S. 3-00 W. 625 feet to an iron pin on the line of Lot 2 N. 88-55 E. 1810 feet to a point in a county road (iron pin back on line at 20 feet); thence with the county road as a line, N. 1-47 W. 624 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagor by deed from Kenneth Gary Bishop dated January 19, 1984, recorded January 26, 1984, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 205, at Page 181.

This is a purchase money mortgage and is given for the purpose of securing a portion of the purchase price.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX \$19.52
JAN 26 1984
FD-1121A

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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