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BOOK 1132 PAGE 167

OLLIE FARNSWORTH

STATE OF SOUTH CAROLINA )

R. M. C.

MORTGAGE OF REAL PROPERTY

COUNTY OF GREENVILLE )

THIS INDENTURE, made and entered into the 27th day of June, 1969, 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 Four Hundred Forty-Five Thousand, Eleven & 59/100 Dollars - - (\$445,011.59) - - - - - 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 October 29, 1964 in the amount of \$130,000.00
- Note dated May 3, 1967 in the amount of \$17,500.00
- Note dated January 5, 1968 in the amount of \$46,500.00
- Note dated July 11, 1968 in the amount of \$50,000.00
- Note dated June 27, 1969 in the amount of \$168,000.00.

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 FIVE HUNDRED THOUSAND AND NO/100----- Dollars (\$ 500,000.00-----) 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. 58-05E. 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 4 B 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 17 July, 1969, and recorded in Deed Book 872, page 237 in the Office of the RMC for Greenville County, South Carolina.