

THE PROPERTY

(A) THE LAND. All the land described in Exhibit "A" attached hereto and made a part hereof together with all easements, rights, estates, hereditaments and appurtenances relating thereto (the "Land").

(B) THE IMPROVEMENTS. TOGETHER WITH all buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Land (the "Improvements").

(C) FIXTURES AND PERSONAL PROPERTY. TOGETHER WITH a security interest in (i) all property and fixtures and personal property now or hereafter owned by Mortgagor and affixed to or located on the Land which, to the fullest extent permitted by law, shall be deemed fixtures and a part of the Land, (ii) all materials owned by Mortgagor and delivered to the Land for use in any activity, including construction, being conducted thereon; (iii) all contract rights, general intangibles, actions and rights in action now or hereafter owned by Mortgagor and pertaining to the Land, including all rights to insurance proceeds, and (iv) all proceeds, products, replacements, additions, substitutions, renewals and accessions of any of the foregoing. Mortgagor (Debtor) hereby grants to Mortgagee (Secured Party) a security interest in all fixtures, rights in action and personal property described herein. This Mortgage is a self-operative security agreement with respect to such property, but Mortgagor agrees to execute and deliver on demand such other security agreements, financing statements and other instruments as Mortgagee may reasonably request in order to perfect its security interest or to impose the lien hereof more specifically upon any of such property. Mortgagor agrees to pay Mortgagee's charge, to the maximum amount permitted by law, for any statement by Mortgagee regarding the obligations secured by this Mortgage and Security Agreement requested by Mortgagor or on behalf of Mortgagor. On demand, Mortgagor will promptly pay all costs and expenses of filing financial statements, continuation statements, partial releases, and termination statements deemed necessary or appropriate by Mortgagee to establish and maintain the validity and priority of the security interest of Mortgagee, or any modification thereof, and all costs and expenses of any filing searches reasonably required by Mortgagee. Mortgagee may exercise any or all of the remedies of a secured party available to it under the Uniform Commercial Code (South Carolina) including the right to pursue any deficiency judgments. Ten (10) days' notice by Mortgagee to Mortgagor shall be deemed to be reasonable notice under any provision of the Uniform Commercial Code (South Carolina) requiring such notice; provided, however, that Mortgagee may at its option dispose of the collateral in accordance with Mortgagee's rights and remedies in respect to the real property pursuant to the provisions of this Mortgage and Security Agreement, in lieu of proceeding under the Uniform Commercial Code (South Carolina).

Everything referred to in paragraphs (A), (B) and (C) hereof and any additional property hereafter acquired by Mortgagor and subject to the lien of this Mortgage or intended to be so is herein referred to as the "Property."

TO HAVE AND TO HOLD the Property and all parts thereof unto Mortgagee, its successors and assigns, to its own proper use and benefit forever, subject, however, to the terms and conditions herein;

PROVIDED, HOWEVER, that if Mortgagor shall promptly pay or cause to be paid to Mortgagee the principal and interest payable under the Note together with all other sums secured hereby, at the times and in the manner stipulated therein, herein, and in all other instruments securing the Note, then this Mortgage, and all the properties, interest and rights hereby granted, conveyed and assigned shall cease and be void, but shall otherwise remain in full force and effect.

Mortgagor covenants and agrees with Mortgagee as follows:

ARTICLE I

COVENANTS AND AGREEMENTS OF MORTGAGOR

1.01 Performance of Note, Mortgage, Loan Agreement, et al.

Mortgagor shall perform, observe and comply with all provisions hereof, of the Note, of every other instrument securing the Note, and of any Loan Agreement, entered into by and between Mortgagor and Mortgagee, and will promptly pay to Mortgagee the principal with interest thereon and all other sums required to be paid by Mortgagor under the Note and pursuant to the provisions of this Mortgage and of every other instrument securing the Note when payment shall become due, all without deduction or credit for taxes or other similar charges paid by Mortgagor.

1.02 Warranty of Title. Mortgagor covenants and warrants that it is seized of an indefeasible estate in fee simple in the Land and all other real property hereby mortgaged, that it has good and absolute title to all existing personal property hereby mortgaged or made subject to the security interest hereby created, that such titles are not encumbered except as may expressly be provided herein, and that it has good right, full power and lawful authority to convey, mortgage, and encumber the same as provided herein, Mortgagor fully warrants the title to the Land, all other real property and all existing personal property hereby mortgaged or made subject to the security interest hereby created and every part thereof, and will forever defend the same against the claims of all persons whomsoever.

1.03 Compliance with Laws. Mortgagor covenants and warrants that all applicable laws, ordinances and regulations affecting the Land permit the use and occupancy of the Improvements as currently contemplated by Mortgagee and further covenants and warrants to comply with all laws, ordinances and regulations affecting the Property or the use thereof.

1.04 Taxes and Liens. Mortgagor shall pay or bond promptly, when and as due, and shall promptly exhibit to Mortgagee receipts for the payment of all taxes, assessments and other charges imposed by the United States of America or any state, county, municipality, special district or other taxing authority upon or against Mortgagor or in respect of the Property or any part thereof, and any charge which, if unpaid, would become a lien or charge upon the Property prior to or equal to the lien of this Mortgage before they become delinquent and before any interest attaches or any penalty is incurred. Mortgagor shall not permit or suffer for more than ten (10) days any mechanics', laborers', materialmen's, statutory or other lien upon any of the Property.

1.05 Insurance. (a) Mortgagor shall at its sole expense obtain for, deliver to, and maintain for the benefit of Mortgagee, during the life of this Mortgage, insurance policies in such amounts as Mortgagee may require, in no event less than the full insurable value, insuring the Property against fire, extended coverage and such other insurable hazards, casualties and contingencies as Mortgagee may require including flood damage, and shall pay promptly, when due, any premiums on such insurance policies and on any renewals thereof. The form of such policies, the companies issuing them, and the coverages provided shall be acceptable to Mortgagee. All such policies and renewals thereof shall be held by Mortgagee and shall contain a noncontributory mortgagee endorsement making losses payable to Mortgagee. At least thirty (30) days prior to the expiration date of all such policies, renewals thereof satisfactory to Mortgagee shall be delivered to Mortgagee. Mortgagor shall deliver to Mortgagee receipts evidencing the payment of all premiums on such insurance policies and renewals. In the event of loss, Mortgagor will give immediate written notice to Mortgagee, and Mortgagee may make proof of loss if not made promptly by Mortgagor. In the event of the foreclosure of this Mortgage or any other transfer of title to the Property in extinguishment of the indebtedness and other sums secured hereby, all right, title and interest of Mortgagor in and to all insurance policies and renewals thereof then in force shall pass to the purchaser or grantee. Upon the failure of Mortgagor to obtain and maintain insurance satisfactory to Mortgagee, Mortgagee may at its own discretion procure and substitute for any and all of the insurance so held as aforesaid, such other policy or policies of insurance, in such amounts as Mortgagee, acting in its sole discretion, may determine; all without prejudice to its right to foreclose hereunder should Mortgagor fail to refuse to keep said premises so insured.

(b) Mortgagor hereby assigns to Mortgagee all proceeds from any insurance policies, and Mortgagee is hereby authorized and empowered in its reasonable discretion, to adjust or compromise any loss under any insurance policies on the Property, and to collect and receive the

proceeds from any such policy or policies. Each insurance company is hereby authorized and directed to make payment for all such losses directly to Mortgagee alone and not to Mortgagor and Mortgagee jointly. After deducting from such insurance proceeds any expenses incurred by Mortgagee in the collection or handling of such funds, Mortgagee, acting in its sole discretion, may: apply to the net proceeds (i) to the payment of any sum secured by this Mortgage in such order as Mortgagee may determine or (ii) to the replacement, repair, or restoration of the portion of the Property damaged or destroyed in a manner determined by Mortgagee; or may release said net proceeds to the Mortgagor upon such conditions as Mortgagee shall determine; or may apply said net proceeds for any combination of the foregoing; all without affecting the lien of this Mortgage for the full amount secured hereby before such payment took place. If Mortgagee elects to restore the improvements, any balance of such monies after restoration shall either be applied toward the reduction of indebtedness and other sums secured hereby or shall be paid to Mortgagor. Mortgagee shall not be responsible for any failure to collect any insurance proceeds due under the terms of any policy regardless of the cause of such failure to collect any insurance proceeds due under the terms of any policy regardless of the cause of such failure.

(c) Mortgagor shall at its sole expense obtain for, deliver to and maintain for the benefit of Mortgagee, during the life of this Mortgage, liability insurance policies relating to the Property, in such amounts, with such companies and in such form as may be reasonably required by Mortgagee. Mortgagee may require such policies to contain an endorsement, in form satisfactory to Mortgagee, naming Mortgagee as an additional insured there under. Mortgagor shall pay promptly, when due, any premiums on such insurance policies and renewals thereof.

1.06 Escrow. Mortgagee may, in its sole discretion, require Mortgagor to deposit with Mortgagee on the first day of each month, in addition to making payments of principal and interest as required in the Note, an amount sufficient to enable Mortgagee to pay when due all insurance premiums and real property taxes relating to the Property, which deposits shall be made in installments satisfactory to Mortgagee. Such deposits shall not be, nor be deemed to be, trust funds, but may be commingled with the general funds of Mortgagee, and no interest shall be payable in respect thereof. Upon demand by Mortgagee, Mortgagor shall deliver to Mortgagee such additional monies as are necessary to make up any deficiencies in the amounts necessary to enable Mortgagee to pay such premiums when due. In the event of a default under any of the terms, covenants and conditions in the Note, this Mortgage or any other instrument securing the Note to be kept, performed or observed by Mortgagor, Mortgagee may apply to the reduction of the sums secured hereby, in such manner as Mortgagee shall determine, any amount under this paragraph remaining to Mortgagor's credit and any refund of premium received from cancellation of any insurance policy by Mortgagee upon foreclosure of this Mortgage.

1.07 Condemnation. If all or any part of the Property shall be damaged or taken through condemnation or acquisition by any governmental authority under power of eminent domain, either temporarily or permanently, the entire indebtedness and other sums secured hereby shall, at the option of Mortgagee, become immediately due and payable. Mortgagee shall be entitled to all compensation awards, damages, claims, rights of action and proceeds of, or on account of any damage or taking through condemnation and is hereby authorized, at its option, to

commence, appear in and prosecute, in its own or Mortgagor's name, any action or proceeding relating to any condemnation, and to settle or compromise any claim in connection therewith. All such compensation awards, damages, claims, rights of action and proceeds, and any other payments or relief and the right thereto, are hereby assigned by Mortgagor to Mortgagee, who, after deducting therefrom all its expenses including attorney's fees, may release any monies so received by it without affecting the lien of this Mortgage or may apply the same, in such manner as Mortgagee shall determine, to the reduction of the sums secured hereby and to any prepayment charge provided in the Note, this Mortgage or other instrument securing the Note. Any balance of such monies then remaining shall be paid to Mortgagor. Mortgagor agrees to execute such further assignments of any compensations, awards, damages, claims, rights of action and proceeds as Mortgagee may require.

1.08 Care of Property and Inspection. Mortgagor shall preserve and maintain the Property in good condition and repair. Mortgagor shall not remove, demolish, materially alter or materially change the use of any building or structure now or hereafter on the Land without the prior written consent of Mortgagee, except as provided in the Loan Agreement. Mortgagor shall not permit, commit or suffer any waster, impairment or deterioration of the Property or of any part thereof, and will not take any action which will increase the risk of fire or other hazard to the Property or to any part thereof. (b) Mortgagee may enter upon and inspect the Property at any reasonable time during the life of this Mortgage.

1.09 Transfer of Property. Mortgagor shall not sell, convey, transfer, lease or further encumber any interest in or any part of the Property or transfer by assignment or otherwise any interest in the Mortgagor, including general partnership interest or voting stock, as applicable, of the Mortgagor without the prior written consent of Mortgagee. If any person should obtain any interest in all or any part of the Property or of any general partnership interest or voting stock, as applicable, of the Mortgagor pursuant to the execution or enforcement of any lien, security interest or other right, whether superior, equal or subordinate to this Mortgage or the lien hereof, such event shall be deemed to be a transfer by Mortgagor. Mortgagor shall not, without the prior written consent of Mortgagee, further assign the rents from the Property, nor enter into any agreement or do any act to amend, modify, extend, terminate or cancel, accept the surrender, subordinate, accelerate the payment of rent, or change the terms of any renewal option of any lease now or hereafter covering such property or any part thereof.

1.10 Further Assurances. At any time and from time to time, upon Mortgagee's request, Mortgagor shall make, execute and deliver or cause to be made, executed and delivered to Mortgagee any and all such further mortgages, instruments of further assurance, certificates and other documents as Mortgagee may consider necessary or desirable in order to effectuate, complete, enlarge in accordance with the Loan Agreement or perfect, or to continue and preserve the obligations of Mortgagor under the Note and this Mortgage and the lien of this Mortgage as a first and prior lien upon all of the Property, whether now owned or hereafter acquired by Mortgagor and placed on the Property.

1.11 Expenses. Mortgagor shall pay or reimburse Mortgagee for all costs, charges and expenses, including reasonable attorney's fees and disbursements, incurred or paid by Mortgagee in any pending or threatened action or proceeding in which Mortgagee is or may become a party and which affects or might affect the Note, or the Property or any part thereof, or the interests of Mortgagor or Mortgagee therein, including but not limited to the foreclosure of this Mortgage, condemnation involving all or part of the Property or any action to protect the security hereof. The amounts so incurred or paid by Mortgagee, together with interest thereon at the Default Rate as hereinafter defined from the date incurred until paid by Mortgagor, shall be added to the indebtedness and secured by the lien of this Mortgage.

1.12 Mortgagee's Performance of Defaults. If Mortgagor defaults in the payment of any tax, assessment, encumbrance or other imposition, in its obligation to furnish insurance hereunder or in the performance or observance of any other covenant, condition or term in this Mortgage or in any other instrument securing the Note, Mortgagee may at its sole option perform or observe the same, and all payments made (whether such payments are regular or accelerated payments) and costs and expenses incurred or paid by Mortgagee in connection therewith shall become due and payable immediately by Mortgagor. The amounts so incurred or paid by Mortgagee, together with interest thereon at the Default Rate as hereinafter defined from the date incurred until paid by Mortgagor, shall be added to the indebtedness due on the Note and shall be secured by the lien of this Mortgage.

1.13 Assignment of Rents and Profits. Mortgagor assigns and transfers all rents and profits of the Mortgaged Property and the right, title and interest of Mortgagor in and under all leases now or hereafter affecting the Property to the Mortgagee. So long as no default under this Mortgage, the Note, or of any further instrument at any time executed with respect to this Mortgage shall occur, Mortgagor may collect the rents and profits up to one (1) month in advance of the accrual thereof. Upon the occurrence of any such default, or at such later time as Mortgagee, at its sole option, may fix by written notice, all right of Mortgagor to collect or to receive rents or profits of the Property shall wholly terminate.

1.14 Future Advances. Mortgagee, at its option, may make future advances to Mortgagor; provided, that nothing contained herein shall constitute an obligation to do so. Such future advances, with interest at the rate payable from time to time on the outstanding principal under the Note, shall be secured by this Mortgage when evidenced by the Note or by any other instrument indicating that such advances are secured by this Mortgage or when advanced under the terms of this Mortgage. Mortgagee may make such future advances (a) at the request of Mortgagor, whether or not there is any obligation to make future advances; or (b) to pay, with or without the consent or request of Mortgagor, any amounts which may be due under this Mortgage or under any other mortgage or lien affecting the Property.

1.15 Lease Affecting Mortgaged Property. Mortgagor shall comply with and observe its obligations as landlord under all leases affecting the Property or any part thereof. Mortgagor, if required by Mortgagee, shall furnish promptly to Mortgagee executed copies of all such leases now existing or hereafter created, all of which shall be in form and substance subject to the

approval of Mortgagee. Mortgagor shall not, without the express written consent of Mortgagee, modify, surrender, terminate or extend any such lease now existing or hereafter created, or permit or suffer an assignment or sublease. Mortgagor shall not accept payment of rent more than one (1) month in advance without the prior written consent of Mortgagee.

ARTICLE II

DEFAULTS AND REMEDIES

2.01 Event of Default. The term Event of Default, wherever used in this Mortgage, shall mean any one or more of the following events: (a) failure of Mortgagor to make any payment of principal or interest as required by the Note; (b) failure of Mortgagor to pay any other sum secured by this Mortgage upon demand; (c) an event of default under any instrument securing the Note or any instrument collateral to the Note, including but not limited to the Loan Agreement; (d) breach of any warranties or representations given by the Mortgagor to Mortgagee; (e) failure of Mortgagor to observe or perform any covenant or agreement set forth in this Mortgage; or (f) commencement of any proceedings or other written admission by Mortgagor or any guarantor of the Note ("Guarantor") of an inability to pay the debts of Mortgagor or Guarantor as they mature, assignment of the assets of Mortgagor or a Guarantor for the benefit of creditors, request or petition by Mortgagor or Guarantor for the appointment of a receiver, trustee or conservator of the assets of Mortgagor or Guarantor or for reorganization or liquidation or Mortgagor or Guarantor, or acquiescence by Mortgagor or Guarantor to any such request or petition made by another person.

2.02 Remedies. Upon the occurrence of a Default as hereinabove defined, Mortgagee by written notice to Mortgagor may declare all sums secured by this Mortgage immediately due and payable and may commence proceedings to collect such sums, foreclose this Mortgage and sell the Property. During the pendency of any such proceedings, Mortgagee shall be entitled to the appointment of a receiver to collect the rents and profits from the Property, without regard to the value of the Property or other security for the sums secured hereby or the sufficiency thereof for the payment of such sums. At foreclosure Mortgagee shall be entitled to bid and to purchase the Property and shall be entitled to apply the debt secured hereby, or any portion thereof, in payment for the Property. Upon the occurrence of a Default, Mortgagee shall also be entitled to the extent permitted by law to have a receiver appointed to enter upon and take possession of the Property and to collect all rents, revenues, profits and income therefrom and apply the same as the court may direct. The expenses, including attorneys' fees, receiver's fees, and all other costs related to the receivership, shall be secured by this Mortgagee. In the event the Property is comprised of more than one parcel of real property, Mortgagor hereby waives any right to require Mortgagee to foreclose or exercise any other remedies against the Property as a whole or against one portion prior to another.

2.03 Waiver of Appraisement, Valuation, Stay, Extension, and Redemption Laws. Mortgagor agrees to the full extent permitted by law that in case of a default on its part hereunder, neither Mortgagor nor anyone claiming through or under it shall or will set up, claim

or seek to take advantage of any appraisal, valuation, stay, extension or redemption laws now or hereafter in force in order to prevent or hinder the enforcement or foreclosure of this Mortgage, or the absolute sale of the Property or the final and absolute putting into possession thereof, immediately after such sale, of the purchasers thereat. Mortgagor further waives the right to petition for the appointment of appraisers following foreclosure pursuant to South Carolina Code 29-3-680 (1976).

2.04 Suits to Protect the Mortgaged Property. Mortgagee shall have the power and authority to institute and maintain any suits and proceedings as Mortgagee may deem unlawful or any violation of this Mortgage and to preserve or protect its interest in the Property.

2.05 Delay or Omission No Waiver. No delay or omission of Mortgagee or of any holder of the Note to exercise any right, power or remedy accruing upon any Event of Default shall exhaust or impair any such right, power or remedy or shall be construed to waive any such Event of Default or to constitute acquiescence therein. Every right, power and remedy given to Mortgagee may be exercised from time to time and as often as may be deemed expedient by Mortgagee.

2.06 No Waiver of One Default to Affect Another. No waiver of any Event of Default hereunder shall extend to or affect any subsequent or any other Event of Default then existing, or impair any rights, powers or remedies consequent thereon.

2.07 Remedies Cumulative. Notwithstanding the provisions of Section 2.02, no right, power or remedy conferred upon or reserved to Mortgagee by the Note, this Mortgage or any other instrument securing the Note is exclusive of any other right, power or remedy, but each and every such right, power and remedy shall be cumulative and concurrent and shall be in addition to any other right, power and remedy given hereunder or under the Note or any other instrument securing the Note, or now or hereafter existing at law, in equity or by statute.

ARTICLE III

MISCELLANEOUS PROVISIONS

3.01 Heirs, Successors, and Assigns Included in Parties. Whenever one of the parties hereto is named or referred to herein, the heirs, successors and assigns of such party shall be included, and all covenants and agreements contained in this Mortgage, by or on behalf of Mortgagor or Mortgagee, shall bind and inure to the benefit of their respective heirs, successors and assigns, whether so expressed or not.

3.02 Notices. Any notice given by either party hereto to the other party shall be in writing and shall be signed by the Party giving notice. Any notice or other document to be delivered to either party hereto by the other party shall be deemed delivered if mailed postage prepaid to the party to whom directed at the address of such party stated above. This paragraph shall not be deemed to prohibit any other manner of delivering a notice or other document.

3.03 Invalid Provisions to Affect No Others. In the event that any of the covenants, agreements, terms or provisions contained in the Note, this Mortgage or any other instrument securing the Note shall be invalid, illegal or unenforceable in any respect, the validity of the remaining covenants, agreements, terms and provisions contained herein and in the Note and any other instrument securing the Note shall be in no way affected, prejudiced or disturbed thereby.

3.04 Changes or Modifications. Neither this Mortgage nor any term hereof may be changed, waived, discharged or terminated orally, or by any action or inaction, but only by any instrument in writing signed by the party against which enforcement of the change, waiver, discharge or termination is sought. Any agreement hereafter made by Mortgagor and Mortgagee relating to this Mortgage shall be superior to the rights of the holder of any intervening lien or encumbrance.

3.05 Governing Law. This Mortgage is made by Mortgagor and accepted by Mortgagee in the State of South Carolina, with reference to the laws of such State, and shall be construed, interpreted, enforced and governed by and in accordance with such laws (excluding the principles thereof governing conflicts of law).

3.06 Default Rate. The Default Rate shall be as provided in the Note; in the event no such rate is provided therein, the Default Rate shall be the maximum rate of interest permitted by law at the time of default or twenty (20%) per cent per annum, whichever is less.

IN WITNESS WHEREOF, the undersigned have executed this instrument the day and year above first written.

Signed, sealed and delivered in the presence of:

[Signature] 7/24/24
WITNESS ONE (1)

[Signature] 7/24/24
Mandy L. Caudill

[Signature] 7/24/24
Richard Caudill

[Signature] 7/24/24
WITNESS TWO (2)

STATE OF OHIO)
COUNTY OF HAMILTON)

ACKNOWLEDGMENT

I, ASHLEY MILLS, a notary public for OHIO do hereby certify that the within named Mortgagor(s) did personally appear before me this day and acknowledge the due execution of the foregoing instrument.

Witness my hand and official seal this 24th day of July, 2024.



ASHLEY MILLS
Notary Public
State of Ohio
My Comm. Expires
October 19, 2027

[Signature]
Notary Public of Ohio
Name of Notary: Ashley Mills
My Commission Expires: 10/19, 2027

EXHIBIT "A"

ALL that certain piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of Laurens, being shown and designated as 0.82 acre, more or less, on a plat entitled "Survey for Edgar C. Taylor and Charlotte N. Taylor," dated December 7, 1994, prepared by Freeland-Clinkscates & Associates, Inc., and recorded in the Office of the Register of Deeds for Laurens County in Plat Book 63, Page 465. Reference to said plat is hereby made for a more complete description thereof.

AND ALSO: ALL that certain piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of Laurens, being shown and designated as 1.60 acres, more or less, on a plat entitled "Survey for Edgar C. Taylor and Charlotte N. Taylor," dated September 26, 1995, prepared by Freeland - Clinkscates & Rykard, Inc., and recorded in the Office of the Register of Deeds for Laurens County in Plat Book A111, Page 10. Reference to said plat is hereby made for a more complete description thereof.

This being the same property conveyed to Mandy L. Caudill and Richard Caudill by deed of Edgar C. Taylor, III and Charlotte N. Taylor to be recorded simultaneously herewith in the Register of Deeds Office for Laurens, South Carolina

Property Address: 508 Academy Street, Laurens, SC 29360

Tax Map: 906-13-17-039