

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #: 2026001222
Receipt Number: 220997 Return To: QUATTLEBAUM
Recorded As: MORTGAGE
Recorded On: January 16, 2026
Recorded At: 01:29:03 PM Received From: QUATTLEBAUM
Recorded By: NW Parties:
Book/Page: RB 16355: 219 - 225 Direct- Q3 LLC
Total Pages: 7 Indirect- LANDCO DEVELOPERS LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$25.00
Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds

STATE OF SOUTH CAROLINA) MORTGAGE OF REAL PROPERTY
COUNTY OF DORCHESTER)

THIS MORTGAGE AND SECURITY AGREEMENT, made as of the 30TH day of December, 2025, between Q3, LLC (hereinafter "Mortgagor") and LANDCO DEVELOPERS, LLC (hereinafter "Mortgagee"):

WITNESSETH

WHEREAS, Mortgagor is indebted to Mortgagee for purchase money loaned for which Mortgagor in the principal sum of One Hundred Thousand Dollars and NO/100 (\$100,000.00) pursuant to a Promissory Note ("Note"); and

WHEREAS, to induce the making of said purchase money loan, Mortgagor has agreed to secure said debt and interest thereon evidenced by said Note and all renewals and extensions thereof, as well as all other indebtedness of Mortgagors to Mortgagee, now due or to become due or hereafter contracted, plus or together with interest thereon, reasonable attorneys' fees, and court costs and to secure the performance of the undertakings prescribed in the Note and this Mortgage by the conveyance of the premises hereinafter described.

NOW, THEREFORE, in consideration of the aforesaid loan and the sum of No Dollars (\$0.00) cash in hand paid to Mortgagor, the receipt of which is hereby acknowledged, Mortgagor hereby grant, sell, convey, assign and release to Mortgagee, his heirs and assigns, the following described premises:

All that certain piece, parcel or tract of land, together with buildings and improvements thereon, situate, lying and being on Pine Bluff Road in the County of Dorchester, State of South Carolina, containing **1.024 acres**, more or less, and being designated as "**LOT 4**", on a plat entitled "SUBDIVISION PLAT CREATING 10 NEW LOTS & NEW DORCHESTER COUNTY R/W TOTAL AREA 131.78 AC NEW R/W AREA 2.431 AC TMS 116-00-00-003 PINE BLUFF RD OWNED BY & PREPARED FOR LANDCO DEVELOPERS LOCATION PINE BLUFF ROAD WIRE ROAD EDISTO RIVER NEAR GIVHANS DORCHESTER COUNTY" prepared by William W. Weathers, S.C.P.L.S. No. 28158, dated November 14, 2024, and recorded in the Office of the Register of Deeds for Dorchester County in Plat Book P, at Page 106-107, said plat being incorporated herein as a part of this description, with the said piece, parcel or lot of land having such size, shape, buttings, boundings and measurements as will by reference to the said plat more fully and at large appear.

TOGETHER with a New 50' Ingress/Egress & General Utility Easement.

This being the same property conveyed to Q3, LLC by deed of Landco Developers, LLC dated September 23, 2025, and recorded September 25, 2025, in the Office of the Register of Deeds for Dorchester County in Record Book 16136, at Page 61.

THE QUATTLEBAUM LAW FIRM, LLC
222 N. PARLER AVENUE
ST. GEORGE, SC 29477

TMS# 116-00-00-029

Mortgagor's mailing address: 8936 Charleston Hwy Bowman SC 29018

Mortgagee's mailing address: 9792 Old Number Six Highway, Santee, SC 29142

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining. Including but not limited to all buildings, improvements, and/or fixtures now or hereafter erected or installed at said premises (all of which are declared to be a part of said real estate and all of which together with the property described above are hereinafter referred to as the Premises).

TO HAVE AND TO HOLD the same with all privileges and appurtenances thereunto belonging to Mortgagee, his heirs and assigns, forever, for the purpose hereinafter set out and Mortgagor covenant with Mortgagee, his heirs and assigns, that Mortgagor is seized of, and has the right to convey, the Premises in fee simple; that the Premises are free and clear of all encumbrances; and that Mortgagor will warrant and defend title to the Premises against the lawful claims of all persons whomsoever.

MORTGAGORS COVENANT with Mortgagee, his heirs and assigns as follows:

1. **NOTE PAYMENTS.** Mortgagor shall make timely payments of principal and interest on the Note in the amounts, in the manner and at the place set forth therein. This Mortgage secures payment of said Note according to its terms, which are incorporated herein by reference.

2. **TAXES.** Mortgagor shall pay all taxes, charges and assessments which may become a lien upon the Premises hereby conveyed before any penalty or interest accrues thereon and shall promptly deliver to Mortgagee official receipts evidencing payment thereof. In the event of the passage after the date of this Mortgage of any law imposing a federal, state, or local tax upon Mortgage or debts secured thereby, the whole principal sum (plus or together with interest) secured by this Mortgage shall, at the option of Mortgagee, their heirs and assigns, without notice become immediately due and payable.

3. **INSURANCE.** Mortgagor shall continually maintain hazard insurance of such types and amounts and in such companies as Mortgagee may from time to time reasonably require on the improvements now or hereafter located on the Premises and shall promptly pay all premiums therefor when due. All insurance policies and renewals thereof shall be held by Mortgagee and have attached thereto loss payable clauses in favor of and in a form acceptable to Mortgagee. In the event of loss, Mortgagor shall give immediate notice thereof by mail to Mortgagee, who may make proof of loss. Each insurance company is hereby directed to make payment for such loss directly to

Mortgagee (instead of Mortgagor and Mortgagee jointly), and the insurance proceeds, or any part thereof, shall be applied by Mortgagee to the debt hereby secured and the balance, if any, paid over to Mortgagor. If the insurance proceeds are applied to the debt, said proceeds shall be applied upon the portion last falling due. In the event of foreclosure of this Mortgage or other transfer of title to the Premises in extinguishment of the indebtedness secured hereby, all right, title and interest of Mortgagor, in any insurance policies then in force shall pass to the Mortgagee.

4. REPAIRS. Mortgagor will occupy and keep the Premises in good order and repair and will not commit or permit any waste or any other state of facts whereby the value of the Premises might be impaired.

5. COMPLIANCE WITH LAWS. Mortgagor shall promptly comply with any applicable legal requirements of the State of South Carolina or other governmental entity, agency or instrumentality relating to the use or condition of the Premises.

6. CONDEMNATION AWARD. Any award for the taking of, or damages to, all or any part of the Premises or any interest therein upon the lawful exercise of power of eminent domain shall be payable to Mortgagee who shall apply the sums so received to the portion of the debt hereby secured last falling due, and the balance, if any, paid over to the Mortgagors.

7. PAYMENTS BY MORTGAGEE. If Mortgagor shall be in default in the timely performance of any obligation under this Mortgage or the Note hereby secured, Mortgagee at their option may expend for the account of Mortgagor such sums as may be necessary to cure any such default. Further, Mortgagee may, at their option, expend for the account of Mortgagor such sums, expenses and fees as may become necessary or be incurred for the protection of the Premises, for the protection of the lien of this Mortgage and for the maintenance and execution of this Mortgage. Any amounts so expended shall be deemed principal advances secured by this Mortgage, shall bear interest from the time expended at the rate prescribed in the Note hereby secured and shall be due and payable on demand. However, Mortgagee shall be under no obligation to do any of the foregoing, and their failure to do so or delay in doing so shall not be construed as a waiver of any default hereunder.

8. TRANSFER OF THE PROPERTY/ASSUMPTION. If all or any part of the property or an interest therein is sold or transferred by Mortgagor without Mortgagee's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) a transfer by devise, descent or by operation of law upon the death of a tenant in common, or (c) the grant of any leasehold interest of three years or less not containing an option to purchase, Mortgagee may, at Mortgagee's option for any reason, declare all sums secured by the Mortgage to be immediately due and payable.

9. MORTGAGOR'S CONTINUING OBLIGATION. It is understood and agreed that all advances heretofore, now and hereafter made by Mortgagee to Mortgagor, and all indebtedness now and hereafter owed by Mortgagor to Mortgagee,

and any other present or future indebtedness or liability of Mortgagor to Mortgagee, 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 Mortgagee, at the written request of Mortgagor, will satisfy this mortgage whenever: (a) Mortgagor owe no indebtedness to Mortgagee, (b) Mortgagor have no liability to Mortgagee, and (c) Mortgagor make written request for satisfaction of this Mortgage. The Mortgagor shall remain liable for full payment of the principal and interest on the Note (or any advancement or obligation) secured hereby, notwithstanding any of the following: (a) The sale of all or a part of the Premises, (b) the assumption by another party of the Mortgagor's obligation hereunder, (c) the forbearance or extension of time for payment or performance of any obligation hereunder, whether granted to Mortgagor or to a subsequent owner of the property, and (d) the release of all or any part of the Premises securing said obligations or the release of any party who assumes payment of the same. None of the foregoing shall in any way affect the full force and effect of the lien of this Mortgage or impair Mortgagee's right to deficiency judgment (in the event of foreclosure) against Mortgagor or any party assuming the obligations hereunder.

10. WAIVER OF HOMESTEAD, REDEMPTION AND APPRAISAL RIGHTS.

The Mortgagor do hereby expressly waive, release and discharge any and all homestead exemption, right of redemption or right of appraisal in the event of foreclosure, as allowed by the laws of the State of South Carolina, until the entire amount under the Note is paid in full. The Mortgagor waives his right to invoke the appraisal statutes of this state (Title 29, Chapter 3, Article 7, S.C. Code) in the event of foreclosure of this Mortgage and acknowledge that such waiver is made with full knowledge that this waiver will prevent, among other things, the undersigned from petitioning for appraisal of the Premises after foreclosure sale and from contesting the Mortgagee's right to a deficiency judgment against the Mortgagors in the event the debt hereby secured is not satisfied from the net sales proceeds from the foreclosure sale pursuant to this Mortgage.

11. DEFAULT. Failure to make any payments or perform any acts required by this instrument or the Note shall constitute default by the Mortgagor.

12 RENTS. The Mortgagor hereby sets over, assigns, transfers any and all rents, issues and profits of the Premises accruing from and after service of a Summons issued in an action to foreclose this Mortgage, or from the date of mailing of Notice of Default from the Mortgagee or from their Attorney to the Mortgagor, whichever occurs first. It is hereby expressly agreed that, if any such Default shall occur, the Mortgagee, their heirs and assigns, upon filing a Complaint in any court of competent jurisdiction to foreclose this Mortgage, may apply for (and shall be entitled to, as a matter of right and without notice to the Mortgagor) the appointment of a receiver of the rents, issues, and profits of the Premises, with power to receive and recover the same, to dispossess tenants, to lease the Premises, to operate and manage the Premises, to pay the taxes and assessments thereon, to keep the same insured, and to make all necessary repairs thereon, and with such other powers as may be deemed necessary, who, after deducting all charges and expenses attending the execution of such trust as receiver,

shall apply the residue of said rents, issues, and profits to the payment of all sums hereby secured or of any deficiency which may arise after applying the proceeds of the sale of the Premises to the amount due, including interest, costs, and expenses of such foreclosure and sale.

AND IT IS AGREED by and between the parties that in the case of foreclosure of this Mortgage, by suit or otherwise, the Mortgagee shall recover of the Mortgagor a sum as attorneys' fees as set out in said Note which sum shall be secured by this Mortgage, and shall be included in judgment of foreclosure.

BUT THIS CONVEYANCE IS MADE UPON THIS SPECIAL CONDITION: If, however, there shall be a default in the performance of any of the covenants, terms and conditions of this Mortgage, or under the Note or any advance secured hereby, all sums owing to Mortgagee hereunder or under said Note, regardless of maturity, after right to cure as provided in the Note, shall immediately become due and payable at the option of Mortgagee, and Mortgagee may foreclose this Mortgage by judicial proceedings.

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IN WITNESS WHEREOF, this Mortgage has been duly signed, sealed and delivered by Mortgagors as of the day and year first above written.

Q3, LLC

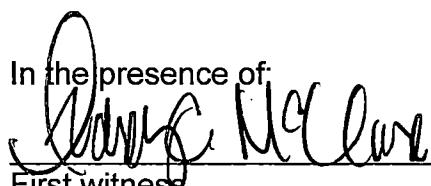


By: Brock Quattlebaum
Its: Sole Member

12/30/2025

Date

In the presence of:



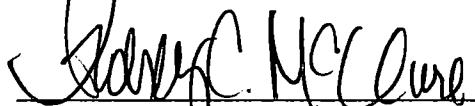
First witness



Second witness

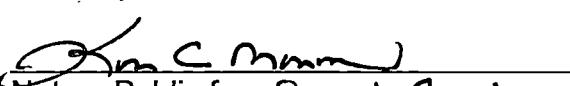
STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF DORCHESTER)

PERSONALLY appeared before me the above-named first witness and made oath that (s)he is not a party to or beneficiary of this transaction and that (s)he saw Brock Quattlebaum, Sole Member of Q3, LLC, sign, seal, and as his act and deed deliver the within-written Mortgage, and that (s)he with the above named second witness witnessed the execution thereof.



First witness signs here

SWORN to before me this
30th day of December, 2025.


Notary Public for South Carolina
My Commission Expires: 12/20/2033

