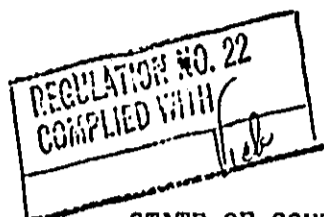


GREENVILLE CO. S. C.

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DOANIE S. TANKERSLEY  
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BOOK 1279 PAGE 125<sup>2</sup>



REAL ESTATE MORTGAGE

STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE SEND GREETINGS:

Whereas, the said FIRST HARTFORD REALTY CORPORATION, a Delaware Corporation, (hereinafter referred to as mortgagor) in and by a certain Sublease of even date herewith, ("Sublease") stands obligated and indebted unto OXFORD INDUSTRIES, INC. (hereinafter referred to as mortgagee) in the full and just sum of \$417,000.00, representing rent due, plus all other obligations occurring under or pursuant to the Sublease, the Sublease expiring not later than November 1, 1987, and the Sublease further providing that default in any payment of any installment of rent or any other obligation thereunder shall render immediately payable the entire amount due thereunder, all as will fully appear by reference being had to said Sublease.

Now know all men, that the mortgagor, in consideration of said debt and obligation, and for the better securing the payment of all obligations due thereunder to the mortgagee, according to the terms of said Sublease; and also in consideration of the further sum of TEN AND NO/100 DOLLARS, to the mortgagor in hand well and truly paid by the mortgagee at and before the sealing and delivering of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents, do grant, bargain, sell and release unto the mortgagee the following real estate situated in the Butler Township, County of Greenville, State of South Carolina, to-wit:

PARCEL I

All that certain piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, containing 16.304 acres, more or less, shown on plat of property of Alvin D. Green prepared by C. O. Riddle, Surveyor, April 1966, revised July 1966, recorded in the office of the R.M.C. for Greenville County in Plat Book PPP, page 25, and having according to said plat the following metes and bounds: