

GREENVILLE S.C.

1421-305

MORTGAGE OF REAL ESTATE
AND SECURITY AGREEMENT

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CREATIVE FABRICS INC. EMPLOYEES PENSION PLAN, a New York Trust, hereinafter spoken of as Mortgagor, SENDS GREETING:

WHEREAS, the said MORTGAGOR is justly indebted to PACIFIC MUTUAL LIFE INSURANCE COMPANY, a corporation organized and existing under the laws of the State of California, hereinafter spoken of as the Mortgagee, in the sum of One Million Two Hundred Sixty-Four Thousand (\$1,264,000.00) Dollars, lawful money of the United States which shall be legal tender in payment of all debts and dues, public and private, at the time of payment, secured to be paid by that one certain Note or obligation, bearing even date herewith, conditioned for payment at the principal office of the said PACIFIC MUTUAL LIFE INSURANCE COMPANY at 700 Newport Center Drive, Newport Beach, California, or at such other place or to such other party or parties, as the holder of said Note may from time to time designate, the principal sum of One Million Two Hundred Sixty-Four Thousand and no/100 Dollars (\$1,264,000.00) principal and interest payable in installments as set forth in said Note, a copy of which is attached hereto, marked Exhibit "A", and made a part hereof.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money mentioned in the condition of the said Note and for the better securing of the payment of the said sum of money mentioned in the condition of the said Note with the interest hereon, and also for and in consideration of the sum of One (\$1.00) Dollar to it in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and released and by these presents does grant, bargain sell, convey and release unto the said Mortgagee and to its successors legal representatives and assigns, forever, the properties real and personal as described next hereafter:

0305

4328 RV-2