

STATE OF SOUTH CAROLINA )  
 ) MORTGAGE AND SECURITY AGREEMENT  
 COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN: Southeastern Freight Lines, a South Carolina corporation, hereinafter referred to as "Mortgagor," SENDS GREETINGS:

WHEREAS, the said Southeastern Freight Lines is well and duly indebted unto Southwestern Life Insurance Company, a Texas corporation, hereinafter called "Mortgagee," as evidenced by Mortgagor's two written promissory notes of even date herewith, described in Article 10 of this mortgage, hereinafter called the "Notes," the terms of which are incorporated herein by reference, in the total sum of One Million One Hundred Thirty-five Thousand and No/100 (\$1,135,000.00) Dollars, with interest to be repaid as set forth in said Notes; and

WHEREAS, the Mortgagor may hereafter become indebted to said Mortgagee for an additional sum or sums for any purpose, include future advances, and for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments and necessary repairs;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may become indebted to the Mortgagee at any time for advances made to or for Mortgagor's account by the Mortgagee, and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns forever, the following described property, to-wit:

(See Exhibit "A" for property description.)

TOGETHER with all buildings, structures and other improvements now or hereafter located on the property hereinbefore described, or any part or parcel thereof; and

TOGETHER with all rights, title and interest of Mortgagor in and to the minerals, flowers, shrubs, crops, trees, timber and other emblements now or hereafter on said property or under or above the same or any part or parcel thereof; and

TOGETHER with all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or in any wise appertaining, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, claim and demand whatsoever of Mortgagor of, in and to the same and of, in and to every part and parcel thereof; and

TOGETHER with all heating, plumbing and lighting fixtures, all air conditioners, dock lights, dock levelers, dock boards, scales, air compressors, lifts, diesel lines and gas lines, fuel tanks,

GOVERNMENT OF SOUTH CAROLINA  
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