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THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1503 PAGE 933

MORTGAGE & SECURITY AGREEMENT

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE COUNTY, a political subdivision of the State of South Carolina and a body politic and corporate, SENDS GREETINGS:

WHEREAS, GREENVILLE COUNTY, SOUTH CAROLINA (the County) is authorized and empowered by Title 4, Chapter 29, Code of Laws of South Carolina, 1976 (the Act), to acquire, own, lease, dispose of, and mortgage the properties hereinafter described to promote the industrial development of South Carolina by inducing industrial concerns to locate and remain in South Carolina and thus utilize and employ manpower and other resources of South Carolina; and

WHEREAS, the County is further authorized by the Act to issue revenue bonds or notes payable solely from the lease rentals and revenues from any such project and secured by a pledge of such lease rentals, revenues and receipts and by a mortgage on the land, buildings, improvements, machinery and equipment so acquired; and

WHEREAS, the County has made the necessary arrangements with Hart Graphics, Inc. (the Lessee), a Texas corporation, for the acquisition of land, equipment and buildings constituting industrial facilities which will be of the character and accomplish the purpose prescribed by the Act

Mortgagees: First National Bank
of South Carolina
P.O. Box 2568
Greenville, S.C. 29602

The Chase Manhattan Bank, N.A.
One Chase Manhattan Plaza
New York, New York 10081

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