

WHEREAS, Grantor desires to secure the due and punctual payment of the principal of and the interest on said indebtedness; the due and punctual performance by it of all things on its part to be done or performed under the Agreement and this Deed of Trust; and the performance of its obligation under said convertible note dated December 11, 1964;

NOW, THEREFORE, in consideration of the premises and of One Dollar (\$1.00) in hand paid to Grantor, and other good and valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, and to secure the due and punctual payment of the principal of and interest on said indebtedness and the due and punctual performance of all things on its part to be done or performed under the Agreement and this Deed of Trust, and the said convertible note, Grantor does hereby grant, bargain, sell, convey, mortgage, set over, transfer, confirm and assign unto Trustee all real estate and interests in real estate, all plants, buildings, structures, fixtures, tracks and improvements thereon and appurtenances thereto which Grantor now owns or hereafter acquires or constructs at any location, including but not limited to the locations and/or in the counties specified in Exhibits 1 through 8 hereinafter described (all of which, subject only to the exceptions herein specified, is herein sometimes called "the encumbered real estate"), and together with all machinery, tools, gas manufacturing and other equipment, gas cylinders and containers, office furniture, fixtures and equipment, and all of the tangible personal property of Grantor, including but not limited to the personal property listed in Exhibits 2, 5, 7 and 8 hereinafter described, and all additions, substitutions, replacements and improvements to any of same now or hereafter located on the encumbered real estate which Grantor now owns or hereafter acquires or makes (all of which, subject only to the exceptions herein specified, is herein sometimes called "the encumbered personal property"), excepting and reserving, however, unto Grantor the real property described in Exhibits 9 and 11, hereinafter described, and the personal property in Exhibit 10 hereinafter described, as well as all cash, stocks, bonds, accounts receivable and other intangible