

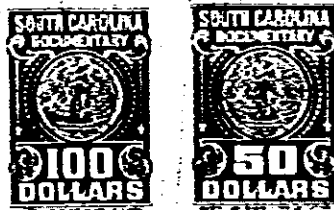
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WORLD INDOOR SPORTS, INC., a corporation organized and existing under the laws of the State of South Carolina (hereinafter called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, WORLD INDOOR SPORTS, INC., in and by a certain promissory note in writing, of even date with these presents is well and truly indebted to The Citizens and Southern National Bank, a national banking association, (hereinafter called mortgagee) in the full and just sum of Three Hundred Seventy-Five Thousand Thousand (\$375,000.00) Dollars, to be paid at its office at Camperdown Way in the City of Greenville, South Carolina, together with interest thereon according to the terms of the aforementioned promissory note of even date herewith, to which note reference is specifically made providing for the payment thereof in installments, the last of which is due and payable not later than July 1, 1990.

And if at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein or in the promissory note which this mortgage secures, or in the Construction Loan Agreement of even date herewith entered into between the mortgagor and the mortgagee, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder



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