

State of South Carolina)

1527 730

Mortgage of Real Estate

County of)

THIS MORTGAGE is dated September 28, 1983

THE "MORTGAGOR" referred to in this Mortgage is Intex Products, Inc.

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P.O. Box 608
GREENVILLE, SC, 29602

THE "NOTE" is a note from Intex Products, Inc.
to Mortgagee in the amount of \$ 1,250,000.00, dated September 28, 1983. The
Note and any documents renewing, extending or modifying it and any notes evidencing future
advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The
final maturity of the Note is October 1, 1995. The amount of debt secured by
this Mortgage, including the outstanding amount of the Note and all Future Advances under
paragraph 13 below, shall at no time exceed \$ 1,250,000.00, plus interest, attorneys' fees, and
court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under
paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee
shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest:
(a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c)
Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts
which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other
valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and
convey to Mortgagee, its successors and assigns, the following described property:

See Exhibit A attached hereto and made a part hereof.

Derivation: Deed from Morton-Norwich Products, Inc. recorded September 3, 1971
in Deed Book 924 at page 245, and Deeds from T. C. Threath recorded
in Deed Book 1015, page 448, on March 10, 1975 and Deed Book 935,
page 28 on January 26, 1972.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX \$ 000.00

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any
way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now
or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference
thereto);

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