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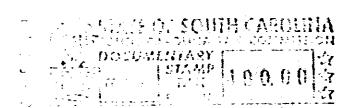
GORB TRACERSLEY OR TGAGE

THIS MORTGAGE is made this 29 day of JANUARY, 1980, a corporation between LEBGIT MACHINE CO., INC.
duly organized and existing under the laws of the State of New Hampshire and having its principal place of business at Wilton, County of Hillsborough, New Hampshire and having a place of business at Greenville, County of Greenville, South Carolina (hereinafter referred to as "Mortgagor") and the U.S. Department of Conterce, Economic Development Administration, an agency of the United States Government with an office at 105 N. 7th Street, Philadelphia, Pa. (hereinafter referred to as "Mortgagee").

WHEREAS, Mortgagor is indebted to Mortgagee in the principal sum of ONE MILLION DOLLARS (\$1,000,000.00) which indebtedness is evidenced by a certain Note of even date hereof.

TO SECURE to Mortgagee the repayment of said indebtedness, with interest thereon, and the performance of the covenants and agreements of Mortgagor herein contained, Mortgagor does hereby mortgage, grant and convey to Mortgagee, with power of sale, certain property located at U.S. Highway 29, Greenville, County of Greenville, South Carolina and as more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



on the property and all the improvements now or hereafter erected on the property and all emergents, rights, apportanences, rents, royalties, mineral oil and gas rights, and profits, water, water rights, and water stock, and all fixinges now or hereafter attached to the property, all of which including replacements and additions thereto, shall be degred to be and retain a part of the property covered by this Hortgage; and all of the foregoing together with said property are herein referred to as the "Property."

MORTCAGOR coverants that it is lawfully seized of the estate hereby conveyed and has the right to nortgage, grant and convey the property, and that Mortgagor will varrant and defend generally the title to the Property against all claims and decames, subject to any casements, restrictions and encurbrances of record or as listed in a schedule of exceptions to coverage in any title insurance policy insuring Mortgagee's interest in the Property.

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