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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

)
) R.M.C. HANKERSLEY
) MORTGAGE AND SECURITY AGREEMENT
)

THIS INDENTURE, made this 18th day of April, 1980, between T.M.F. COMPANY, a limited partnership, organized under the laws of the State of South Carolina, having a place of business at Greenville, South Carolina ("Mortgagor") and NEW ENGLAND MUTUAL LIFE INSURANCE COMPANY, a corporation organized under the laws of the Commonwealth of Massachusetts, having its principal place of business and mailing address at 501 Boylston Street, Boston, Massachusetts 02117 ("Mortgagee").

WITNESSETH: That, WHEREAS, Mortgagor is justly indebted to Mortgagee in the sum of Three Hundred Twenty-Five Thousand and No/100ths (\$325,000.00) Dollars, in lawful money of the United States, and has agreed to pay the same, with interest thereon, according to the terms of a certain note (the "Note") given by Mortgagor to Mortgagee, bearing even date herewith, with final payment being due on May 1, 2002, the Note, by reference, being made a part hereof;

NOW, THEREFORE, in consideration of the premises and of the sum hereinabove set forth, Mortgagor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Mortgagee, its successors and assigns, all that tract or parcel of land lying and being in Greenville County, State of South Carolina, a legal description of which is hereto attached, marked Exhibit "A" and made a part hereof; and

TOGETHER with all buildings, structures and other improvements now or hereafter located on the property hereinabove described, or any part or parcel thereof; and

TOGETHER with all rights, title and interest of Mortgagor in and to the minerals, flowers, shrubs, crops, trees, timber and other emblements now or hereafter on said property or under or above the same or any part or parcel thereof; and

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
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