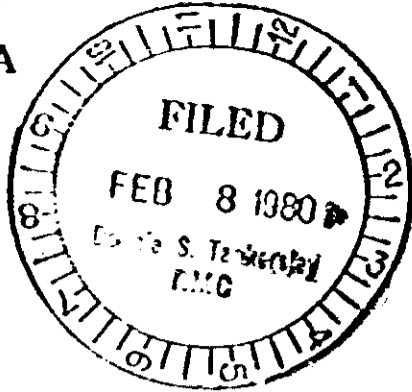


210 Thomas Ave  
Randrum, SC 29356  
MORTGAGE AND SECURITY AGREEMENT  
STATE OF SOUTH CAROLINA  
County of Spartanburg  
GREENVILLE



1435 139

TO ALL WHOM THESE PRESENTS MAY CONCERN, POLK COUNTY BROADCASTING CORPORATION,  
A NORTH CAROLINA CORPORATION,

(hereinafter called the Mortgagor) sends GREETINGS:

WHEREAS, the undersigned Mortgagor is indebted to GENE A. MILSTEEN,

hereinafter called the Mortgagee, in the principal sum of One Hundred Twelve Thousand and  
no/100 (\$112,000.00) Dollars,

evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by  
reference, with interest thereon from date at the rate as specified in said note, said principal and interest to be repaid as  
therein stated, the last payment being due, under the terms of said note, on 19 80.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be ad-  
vanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other pur-  
pose whatsoever, and this mortgage shall secure all present and future indebtedness of Mortgagor to Mortgagee;

NOW, KNOW ALL MEN, That, in consideration of the aforesaid debt, and in order to secure the payment thereof and of  
any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or  
for his account by the Mortgagee and also in consideration of the further sum of Three (\$3.00) Dollars to the Mortgagor in  
hand paid by the Mortgagee (at and before sealing and delivery of these presents), the receipt of which is acknowledged, the  
Mortgagor has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the  
Mortgagee:

All those certain lots or tracts of land, including leasehold interests  
and rights-of-way and easements more particularly described and set  
forth in Exhibit A, real property, attached hereto, located in Green-  
ville County, South Carolina.

Also all of the assets of Radio Station WPNW more fully described in  
"Exhibit A, Personal Property" and Exhibit A-1 and B attached hereto,  
located in Greenville County, South Carolina, or elsewhere.

SC10  
FEB 8 1980 1042

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
FEB 8 1980 4480

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