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STATE OF SOUTH CAROLINA FILED)
GREENYHULE CO.S.C.

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

THIS INDENTURE made this 13k day of August, 1980 by and between Grender Corporation faving an office at 323 Jordan Street, Greenwood, South Carolina 29646, hereinafter sometimes referred to as Mortgagor, and Manufacturers Hanover Commercial Corporation, a New York corporation having an office at 1211 Avenue of the Americas, New York, New York 10036, hereinafter sometimes referred to as Mortgagee:

WITNESSETH:

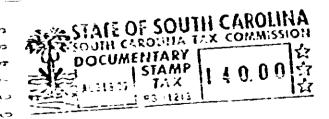
WHEREAS, the said Grendel Corporation, in and by its certain promissory note in writing dated May 21, 1979, in the original principal amount of ONE MILLION SIX HUNDRED THOUSAND and 00/100 (\$1,600,000.00) DOLLARS (herein the "\$1,600,000 Promissory Note") is well and truly indebted unto the said Manufacturers Hanover Commercial Corporation in full and just sum of

DOLLARS, which is the unpaid principal balance on said promissory note; in and by its certain demand promissory note in writing of even date with these presents is well and truly indebted unto said Manufacturers Hanover Commercial Corporation in the full and just sum of THREE HUNDRED FIFTY THOUSAND and 00/100 (\$350,000.00) DOLLARS (herein the "Demand Note"); and the aforesaid \$1,600,000 Promissory Note and the Demand Note are hereinafter referred to as the promissory notes; and

WHEREAS, this mortgage indenture has been entered into and executed to secure the payment and satisfaction of said indebtedness, according to the terms and provisions of the said promissory notes and to otherwise secure the performance of the terms and provisions of the promissory notes and the terms and provisions hereof; and

NOW, THEREFORE, in consideration of these premises, the mutual obligations as contained and set forth in the said promissory notes, and the further sum of THREE and 00/100 (\$3.00) DOLLARS, the receipt of which is hereby acknowledged by Mortgagor at and before the signing of these presents, the said Grendel Corporation hereby grants, bargains, sells and releases unto the said Manufacturers Hanover Commercial Corporation, its successors and assigns, all its right, title and interest in and to the real property with improvements described on Schedule A, attached hereto, and made a part hereof for all purposes as if at this point set forth at length; and

TOGETHER with all and singular the rights, members, herditaments and appurtenances to said premises belonging, or in any way incident or appertaining, to specifically include all buildings, structures and other improvements now or hereafter located on said land; and all machinery, apparatus, equipment, fittings and fixtures, whether actually or constructively attached to the aforesaid property, including all trade, domestic and ornamental fixtures, and all articles



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