

STATE OF SOUTH CAROLINA FILED  
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE  
COUNTY OF GREENVILLE

BOOK 1511 PAGE 469

BOOK 1522 PAGE 584

AUG 18 12 02 PM '80

THIS INDENTURE made this 13<sup>th</sup> day of August, 1980  
by and between Grendel Corporation, a Virginia corporation having an  
office at 323 Jordan Street, Greenwood, South Carolina 29646, herein-  
after 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:

W I T N E S S E T H:

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 ONE MILLION FORTY THOUSAND AND NO/100  
(\$1,040,000.00) 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 (here-  
in 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 prom-  
issory 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 here-  
to, 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, her-  
ditaments 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

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
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Donnie S. Tankersley  
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