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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

DEED OF MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CREE COMPANY (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto UNITED CAROLINA BANK, Fair Bluff, North Carolina 28439 (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory notes to be issued from time to time not to exceed at any one time Five Hundred Thousand Dollars (\$500,000.00), with interest thereon as provided in said promissory notes, said principal and interest to be paid as therein stated; and

WHEREAS, The Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or any other purpose; and

NOW, KNOW ALL MEN, That the Mortgagor, 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 to secure the performance of all the covenants, conditions, stipulations and agreements contained herein and/or in any other document given by the Mortgagor to the Mortgagee in connection therewith, and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

All that piece, parcel or lot of land situate, lying and being on the Southwestern side of S.C. Highway 291 By-Pass, near the City of Greenville, County of Greenville, State of South Carolina, and having, according to a plat prepared by C. B. Dawsey, dated August, 1962, entitled "Property of E. E. Stone, III", the following metes and bounds:

BEGINNING at an iron pin at the Southwestern edge of the right of way for S.C. Highway 291 By-Pass at the joint corner of the premises herein described and property now or formerly of Stone Manufacturing Co., and running thence with the line of the said Stone Manufacturing Co. property and property now or formerly of Eugene E. Stone, III, S. 28-45 W. 400 feet to an iron pin; thence continuing with the line of property now or formerly of Eugene E. Stone, III, the following courses and distances: N. 81-32 W. 234 feet to an iron pin, thence N. 4-23 E. 227 feet to an iron pin, thence N. 25-16 W. 302.5 feet to an iron pin, thence N. 12-25 E. 162 feet to an iron pin on the Southwestern edge of the right of way for S.C. Highway 291 By-Pass; thence with the edge of the said right of way S. 54-30 E. 600 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Eugene E. Stone, III, dated September 10, 1962, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 707 at page 143 on September 20, 1962.

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