MORTGAGE OF REAL ESTATE-Prepared by Rainey, McKay, Britton, Gibbes & Clarkson, P.A., Attorneys at Law, Greenville, S. C.

The State of South Carolina,

COUNTY OF GREENVILLE

s.c. mod5/0 4m279

To All Whom These Presents May Concern:

SEND GREETING:

A.W. Thomas, III, a/k/a Alfred W. Thomas, III, a/k/a Alfred Thomas, III Whereas.

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hereinafter called the mortgagor, for and in consideration of any advances or obligations which may result from the issuance by the South Carolina National Bank of one or more commercial letters of credit to, or on behalf of, Neudai, Inc., and in the further consideration of any cash advances that may result from the execution of a promissory note or notes by Neudai, Inc. and/or A.W. Thomas, III to the South Carolina National Bank, and to secure, in accordance with §29-3-50 of the Code of Laws of South Carolina, 1976, as amended, (1) all notes and future advances that may subsequently result from the issuance by the South Carolina National Bank of one or more commercial letters of credit to, or on behalf of, Neudai, Inc., and (2) all future cash advances that may subsequently be made to Neudai, Inc. and/or A.W. Thomas, III by the South Carolina National Bank, to be evidenced by promissory notes, and all renewals and extensions thereof, the maximum principal amount of all future indebtedness and all indebtedness outstanding at any one time not to exceed One Hundred Twenty Thousand and 00/100ths (\$120,000.00), plus interest thereon as provided for in said letters of credit and promissory notes, attorneys fees and court costs.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or convenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including the cured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I , the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) agoodfox xxxix executive xxxix and also in consideration of the further sum of THREE DOLLARS, to , the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the reccipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said South Carolina National Bank, its successors and assigns forever:

ALL that property described herein on Exhibit "A" which is attached hereto and incorporated herein.

It is understood and agreed that all notes and future advances which may result from the issuance by the South Carolina National Bank of one or more commercial letters of credit to or on behalf of Neuadi, Inc., and all promissory notes which may result from cash advances by the South Carolina National Bank to Neudai, Inc. and/or A. W. Thomas, III, will be secured by this instrument until it is satisfied of record. It is further understood and agreed that the South Carolina National Bank, at the written request of Neudai, Inc. and/or A.W. Thomas, III will satisfy this mortgage whenever: (1) Neudai, Inc. and/or A.W. Thomas, III owes no indebtedness to the South Carolina National Bank; (2) Neudai, Inc. and/or A.W. Thomas, III has no liability to the South Carolina National Bank; and (3) the South Carolina National Bank has not agreed to make any further advances to, or on behalf of, Neudai, Inc. and/or A. W. Thomas, III.

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