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MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT (hereinafter referred to as this "Mortgage") made and entered into this 15th day of September, 1982 by and between BIGELOW-SANFORD, INC., a South Carolina corporation, whose address is P.O. Box 3089, Greenville, South Carolina 29602, party of the first part, as grantor (hereinafter referred to as "Borrower"), and National Investors Life Insurance Company, an Arkansas corporation whose address is National Investors Life Insurance Company Building, Little Rock, Arkansas 72203, party of the second part, as grantee (hereinafter referred to as "Lender");

W I T N E S S E T H :

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, and in order to secure the indebtedness and other obligations of Borrower hereinafter set forth, Borrower does hereby mortgage unto Lender and the successors, successors-in-title and assigns of Lender all of the following described land and interests in land, estates, easements, rights, improvements, fixtures, and appurtenances (hereinafter referred to collectively as the "Premises"):

(a) All those certain tracts or parcels of land more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter referred to as the "Land");

(b) All buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Land and all apparatus, equipment, personal property and fixtures of every kind and nature whatsoever now or at any time hereafter located