



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE MORTGAGE OF REAL PROPERTY

THIS MORTGAGE, executed the 25th day of MAY, 1984, by ARTURO RAINERMAN and ADRIENNE RAINERMAN (hereinafter referred to as "Mortgagor") to BARCLAYSAMERICAN/COMMERCIAL, INC. (hereinafter referred to as "Mortgagee");

WHEREAS, JAMA INTERNATIONAL CORP. (JAMA) and AMERICAN DREAM COMFORTER AND BEDDING CO., INC. (AMERICAN DREAM), corporations in which the Mortgagor herein has a direct pecuniary interest, are indebted to Mortgagee, as evidenced by two separate Factoring Agreements dated March 8, 1984, and

WHEREAS, the Mortgagor has executed two separate Guaranty Agreements guaranteeing the obligations of Jama and American Dream to Mortgagee, and

WHEREAS, the Mortgagor has agreed to secure the obligations as described in said Guaranty Agreements, and

WHEREAS, future advances may be made to Jama and American Dream which will be secured by the Guaranty Agreements and this mortgage, and the total amount of existing indebtedness and future advances outstanding at any one time, to be secured by this mortgage, will not exceed the maximum principal amount of Three Hundred Thousand and no/100 Dollars \$ 300,000.00, plus interest thereon, attorneys fees and court costs;

NOW, THEREFORE,

WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the obligations of Mortgagor pursuant to said Guaranty Agreements, plus interest thereon and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances that may subsequently be made to Jama and/or American Dream by Mortgagee, evidenced by any instrument given in substitution for said Factoring Agreements, Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of Mortgagee, and by this Mortgage does grant, bargain, sell and release to Mortgagee and the successors and assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

All that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the western side of Commerce Drive, being known and designated as Lot 8 on a plat of Commerce Center Subdivision, Phase I, recorded in the R.M.C. Office for Greenville County in Plat Book 7-C, at page 99, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at the intersection of Commerce Drive and Pelham Road and running thence with the western side of Commerce Drive S. 14-43-18 W. 54.84 feet to an iron pin on the western side of Commerce Drive; thence continuing with the western

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