STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

FOR VALUE RECEIVED, Joel H. Montgomery of Sikeston, Missouri, (hereinafter called "Montgomery"), does hereby sell, assign, transfer, set over, endorse and deliver with recourse unto First Piedmont Bank & Trust Company, a corporation organized and existing under the Laws of the State of South Carolina and having its principal office in Greenville, South Carolina, (hereinafter called "First Piedmont"), that certain mortgage note dated July 9, 1974, in the principal sum of Six Hundred Thousand Dollars, (\$600,000.00), executed by Royal Scotsman Inns Corporation, (hereinafter called "Royal"), and payable to Joel H. Montgomery, bearing interest at the rate of 10% per annum, with interest on the outstanding principal amount being payable quarterly, and with principal and all accrued interest being payable within two (2) years from the date of the Note, together with the benefit of the lien securing said Note as evidenced by that certain Mortgage dated July 9, 1974, from Royal to Joel H. Montgomery and recorded in Book 1318, page 767 , in the office of the Register of Mesne Conveyance, Greenville County, South Carolina.

Joel H. Montgomery

Signed, sealed and delivered in the presence of:

Shaling B Word Notary Public, State of ac

My Commission Expires: 5/6/8/

4328 RV 2

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