GREENVILLE

3 wo ? Mortgage, Assignment of Rents STATE OF SOUTH CAROLINA and Security Agreement COUNTY OF

THIS MORTGAGE, Assignment of Rents and Security Agreement (hereinafter called "Mortgage") made this 25th day of , 1979, between the Mortgagor, THE McLEOD COMPANIES, INC., whose address is Congaree Road, P. O. Box 6588, Greenville, South Carolina 29606, (hereinafter called "Borrower"), and the Mortgagee, LIBERTY LIFE INSURANCE COMPANY, a South Carolina corporation having its principal place of business at Greenville, South Carolina, (hereinafter called "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Five Hundred Fifty Thousand and No/100 (\$550,000.00) Dollars, which , 1979, indebtedness is evidenced by Borrower's note, dated May 25 (hereinafter called "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2001;

To secure to Lender (a) the payment of the indebtedness evidenced by the Note, with interest thereon, and all renewals, extensions and modifications thereof; (b) the repayment of any future advances, with interest thereon, made by Lender to Borrower pursuant to Paragraph 22 hereof (hereinafter called "Future Advances"); (c) the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and (d) the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant, convey and assign to Lender the Lender's successors and assigns, the following described property located in Greenville County, State of South Carolina:

All that piece, parcel or tract of land situate, lying and being at the Western corner of the intersection of Hallton Road and Congaree Road, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a 3.84 acre tract, a 1.22 acre tract, a 1.38 acre tract and the W. E. Burns tract as shown on a plat prepared by C. O. Riddle, dated February, 1970, entitled "Property of James C. White", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-D at page 111 and being known and designated as a 6.44 acre tract and a .874 acre tract as shown on a more recent survey prepared by Webb Surveying & Mapping Co., dated May 17, 1979, entitled "Property of The McLeod Companies, Inc.", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-6 at page 1, and having, according to the last mentioned plat, in the aggregate, the following metes and bounds:

STATE OF SOUTH CAROUNA

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THE PARTY OF THE