

State of South Carolina

County of GREENVILLE

THIS MORTGAGE is dated February 22, 1983.

THE "MORTGAGOR" referred to in this Mortgage is John Perkins Industries, Inc.

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 608, Greenville, S. C. 29602

THE "NOTE" is a note from John Perkins Trucking Company, Inc. to Mortgagee in the amount of \$ 50,000.00, dated February 22, 1983. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is October 31, 1983. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$ 50,000.00, plus interest, attorneys' fees, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, its successors and assigns, the following described property:

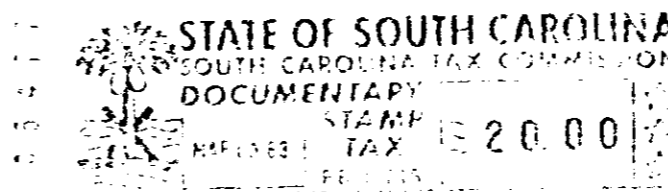
ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being approximately one (1) mile east of Donaldson Industrial Park, and having, according to a plat of property of "John Perkins Industries, Inc." dated December 2, 1968, prepared by Carolina Engineering & Surveying Co., the following metes and bounds, to-wit:

BEGINNING at a point in the center of Antioch Road, being 271.26 feet southwest from the intersection of the center line of the Fork Shoals Road and Antioch Road, and running thence along the center of Antioch Road, S. 49-07 W. 350 feet to a point in the center of said Road; thence continuing along the center of Antioch Road, S. 51-42-30 W. 250 feet to a point in the center of said Road; thence along a line of land of Maude P. Willimon, N. 40-50 W. 592.83 feet to a point; thence N. 49-07 E. 760.18 feet to a point; thence along a line of land of Antioch Church, S. 26-0 E. 624.93 feet to the point of beginning and containing 9.4 acres, more or less.

The above property is the same property conveyed to John Perkins Industries, Inc. by deed of The City of Greenville and the County of Greenville dated December 4, 1964, and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 763 at Page 511.

The within mortgage is of equal rank and priority with that certain mortgage given by John Perkins Industries, Inc. to Bankers Trust of South Carolina dated November 22, 1982 and recorded in the R.M.C. Office for Greenville County, South Carolina on November 24, 1982 in Mortgage Book 1586 at Page 865. A default in the terms and conditions of said mortgage, or a default in the terms and conditions of the within mortgage, or any of the notes which said mortgages secure, shall constitute a default in the terms and conditions of both mortgages and the notes which they secure.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):



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