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This mortgage made and entered into this 13th day of 1981, by and between MID-VALLEY PRODUCTS CORPORATION

April

(hereinafter referred to as mortgagor) and BANKERS TRUST OF SOUTH CAROLINA

thereinafter referred to as

mortgagee), who maintains an office and place of business at Green, South Carolina

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the materiage of does hereby morigage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville

State of South Carolina

(Participation)

PARCEL NO. 1

South State of South Carolina, NA.

South State of South Carolina, NA.

South Sankers Trust of South Carolina,

teet to a mail in the center of Old Chick Springs Road and Old U. S. Highway No. 29; thence with the center line of Old U. S. Highway No. 29, the following metes and bounds, to-wit: N. 42-05 E. 100 feet to a point; thence N. 45-41 E., 73 feet to a point; thence N. 46-59 E. 212 feet to a nail; thence leaving said Old U. S. Highway 29 and running along property of J. A. Bull S. 54-27 E., 180 feet to a point; thence continuing along said Full property N. 31-48 E. 443 feet to a nail in the center of Old U. S. Highway No. 29 passing over a new iron pin 27 feet back on line; thence with the center line of Old U. S. Highway No. 29, the following metes and bounds, to-wit: N. 74-05 E. 91.5 feet to a point; thence N. 80-15 E., 180 feet to 'a points thence N. 77-20 E., 100 feet to a point; thence N. 71-02 E., 95.4 feet to 2 mail; thence leaving Old U. S. Highway No. 29 and running along property of Pobert C. Bryant S. 67-42 E., 224.2 feet to a new iron pin; thence along property now or (Continued on Attached) building, all fixtures including but not limited to all plumbing, heating, lighting, logether with and including all building, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items breein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon the hereditaments and appartunances and all other rights thereunto belonging, or in anywise apportaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default bereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated. April 13, 1981 in the principal sum of \$ 250,000.00 , signed by Samson D. Price in behalf of Mid-Valley Products Corporation

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