STATE OF SOUTH CAROLINA GREENVILLE :)

TO ALL THOU SHESE PRESENTS MAY CONCERN CO corporation chartered under the laws of the State of Delaware, (hereinafter referred to as Mortgagor)

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MORTGAGE

WISCONSIN WIRES, MINES 27814

SENDS GREETING: WHEREAS, the Mortgagor is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA, Greenville, S. C., (hereinafter referred to as 1984 Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, Enkers Fruit in the sum of Three Hundred Thousand and No/100 (\$300,000.00) DOLLERS S.C. with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable December 31, 1983,

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and to secure the performance of all the covenants, conditions, stipulations and agreements contained herein and/or in any other document given by the Mortgagor to the Mortgagee in connection therewith, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly maid by the Morteagee at and before the scaling and delivery of