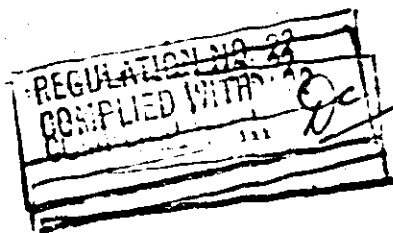


GREENVILLE, CO. S. C.

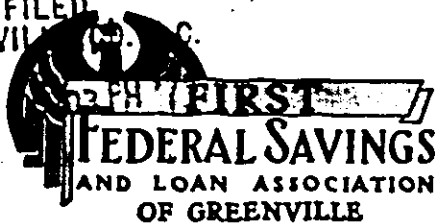
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FILED GREENVILLE, S. C.

JAN 12



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

John Perkins Industries, Inc., a South Carolina Corporation,

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Four Hundred Fifty Thousand and No/100-----(\$450,000.00--)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

conditions), said note to be repaid with interest as the rate or rates therein specified in installments of Five Thousand Six

Hundred Thirty-Nine and 76/100-----(\$ 5,639.76) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 10 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

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

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed 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, and being the same property conveyed by the City of Greenville and the County of Greenville to John Perkins Industries, Inc. by deed dated December 4, 1964, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 763. at Page 511.