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GREENVILLE CO. S.C.

APR 15 AM '80

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STATE OF SOUTH CAROLINA ) JAMES EASLEY  
COUNTY OF GREENVILLE ) MORTGAGE AND SECURITY AGREEMENT

TO ALL WHOM THESE PRESENTS MAY CONCERN:

IN THE STATE AFORESAID, SEND GREETING:

WHEREAS, Greenville County, South Carolina, a body politic and corporate and a political subdivision organized and existing under and by virtue of the Laws of the State of South Carolina (the Mortgagor), in and by its Industrial Revenue Note (H. K. DEVELOPMENT CORP. - Lessee) (the Note), bearing even date herewith, is indebted into THE SOUTH CAROLINA NATIONAL BANK, a national banking corporation organized and existing under the Laws of the United States of America (the Mortgagee), in the principal amount of One Million Five Hundred Thousand and No/100ths (\$1,500,000.00) Dollars, together with interest at the rate of eight (8%) per annum, payable solely from lease rentals, as provided in the Lease Agreement, between the Mortgagor and H. K. DEVELOPMENT CORP., dated as of April 17, 1980 (the Lease), whereby Greenville County leases to H. K. DEVELOPMENT CORP. (the Lessee) certain manufacturing, warehousing, distribution and office facilities located in Greenville County (the Project);

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the debt, and for the better securing the payment thereof, according to the conditions of the Note, which with all of its provisions is hereby made a part hereof; and also in consideration of the sum of Three and No/100ths (\$3.00) Dollars to the Mortgagor in hand well and truly paid, by the said Mortgagee, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold,

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