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BOOK 1588 PAGE 921

(South Carolina)

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MORTGAGE, ASSIGNMENT OF RENTS, LEASES
AND LEASEHOLD INTERESTS, AND SECURITY AGREEMENT

THIS AGREEMENT (herein called this "Mortgage") is made as of the 14 day of December, 1982, between EVANS PRODUCTS COMPANY, a corporation duly organized and validly existing under the laws of the State of Delaware and having its chief executive office at 1121 S.W. Salmon Street, P.O. Box 3295, Portland, Oregon 97208 (herein, together with its successors and assigns, called "Mortgagor"), and BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, having its principal office at 555 California Street, San Francisco, California 94104 (herein, together with successors and assigns, called "Mortgagee"), as Agent under the Collateral and Security Agreement (hereinafter described) for the Lenders listed in Exhibit B hereto (the "Mortgage Lenders"), with full power and authority pursuant to said Collateral and Security Agreement to act under this Mortgage on behalf of the Mortgage Lenders.

Recitals

A. Collateral and Security Agreement. Mortgagor is the owner of the real estate or leaseholds or both described on Exhibit A attached hereto, and is the owner or lessee of other property now or hereafter acquired and used or useful in connection therewith. Mortgagor and Mortgagee have entered into a Collateral and Security Agreement, dated as of December 1, 1982 (herein, as it may be from time to time amended or supplemented, referred to as the "Collateral Agreement"), providing for Mortgagee to receive and hold as Agent for the Mortgage Lenders a security interest, lien or mortgage on certain property of Mortgagor, including, without limitation, the real estate or leaseholds or both described on Exhibit A hereto. Under the Collateral Agreement, Mortgagor has granted to Mortgagee a security interest in certain personal property, including, without limitation, all equipment located on such real estate or leaseholds or both, certain general intangibles used in connection with the business conducted on such real estate or leaseholds or both and all insurance covering such real estate or leaseholds or both and real or personal property located thereon.

B. Secured Obligations. The obligations secured by this Mortgage consist at any time of

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20.0001

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
DEC 14 1982
TAX
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FB 11213

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