

CONSTANT MONTHLY PLAN MORTGAGE

State of South Carolina,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, the said BLUE RIDGE CORPORATION, a corporation chartered under the laws of the State of South Carolina, hereinafter called Mortgagor, in and by its certain Note or obligation bearing even date herewith, standing indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, Greenville, S.C. hereinafter called Mortgagee, in the full and just principal sum of One Hundred

Fifty Thousand and No/100- - - - - Dollars

(\$ 150,000.00) with interest thereon payable monthly in advance from date hereof at the rate of 7-3/4%

per cent per annum; the principal of said note together with interest being due and payable at

Greenville, South Carolina, in monthly installments as follows:

Beginning on the 10th day of July 1972, and on the 10th day of each month thereafter

the sum of One Thousand Eight Hundred and 20/100- - - - - Dollars

(\$ 1,800.20) and the balance of said principal sum due and payable on the 10th day of June,

1982. The aforesaid monthly payments of One Thousand Eight Hundred and 20/100- - - - -

Dollars

(\$ 1,800.20) each, are to be applied first to interest at the rate of seven & three-fourths (7-3/4%)

per cent per annum on the principal sum of One Hundred Fifty Thousand & No/100- - - - - Dollars

(\$ 150,000.00), or so much as shall from time to time remain unpaid, and the balance of each monthly installment shall be applied on account of principal.

Said note provides that past due principal and/or interest shall bear interest at the rate of seven (7%) per cent per annum as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the Mortgagee or holder hereof. Forbearance to exercise the right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America

at the office of the Mortgagee at Greenville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

NOW KNOW ALL MEN that the said Mortgagor in consideration of the full and just sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee or holder in the terms of the said Note; and as an acknowledgment of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the making and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit: does

ALL Those certain pieces, parcels or lots of land in Greenville County, South Carolina, shown as Tracts 2, 4, 5 and 6 on plat entitled "Property of Gower Manufacturing Company to be Conveyed to Blue Ridge Corporation," prepared by George T. Bryan, Jr., Surveyor, dated August 24, 1957, and recorded in the office of the R.M.C. for Greenville County in Plat Book GG, at page 195, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Furman Hall Road, said iron pin being 150 feet measured in a southerly direction from the southerly side of By-Pass Highway 291, and running thence along property heretofore conveyed to Esso Standard Oil Company and along other property of mortgagor, S. 54-54 E. 150 feet to an iron pin; thence continuing the same course, 494.4 feet to an iron pin in easterly corner of Tract 5; thence turning and running along rear line of Tract 5, S. 25-35 W. 243.0 feet to an iron pin on the northerly side of railroad right-of-way; thence turning and running along northerly side of said railroad right-of-way in a westerly direction a curve, the chords of which are approximately N. 72-27 W. 100 feet, N. 79-40 W. 252 feet to an iron pin in rear line of property now or formerly of C. S. Tanner Co.; thence turning and running along rear line of said property, N. 28-25 E. 110.18 feet to an iron pin in southwesterly line of Tract 4; thence turning and running along 20-foot access road the center of which is