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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY  
M.C.

LEATHERWOOD, WALKER, TODD & MANN  
MORTGAGE OF REAL ESTATE BY A  
CORPORATION

To All Whom These Presents May Concern

WHEREAS, TIDEWATER SUPPLY COMPANY, a corporation chartered under the laws of the State of Delaware (hereinafter referred to as Mortgagor) is well and truly indebted unto UNITED VIRGINIA BANK/SEABOARD NATIONAL, Norfolk, Virginia (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of ONE MILLION SIX HUNDRED AND TEN THOUSAND and 30/100 DOLLARS (\$1,610,879.30) in one hundred twenty (120) equal and consecutive monthly principal installments of \$20,189.69.

commencing January 31, 1974, with interest thereon from December 31, 1973 at the rate of 8-3/4 per centum per annum, to be paid monthly.

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 purposes:

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 also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery 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, the Mortgagee's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, at the corners of Eisenhower Drive and Grand Avenue, and having the following metes and bounds according to plat entitled "Property of Tidewater Supply Company, Inc.", dated November 27, 1973, by Jones Engineering Service.

BEGINNING at an iron pin on the northern side of Eisenhower Drive, which pin is located 215 feet west of South Carolina Highway 291, and running thence N. 22-20 E. 245.5 feet to an iron pin; thence N. 22-45 W. 126.3 feet to an iron pin; thence S. 76-36 W. 96.7 feet to an iron pin; thence S. 58-10 W. 124.8 feet to an iron pin on the eastern side of Grand Avenue; thence with the right-of-way of Grand Avenue S. 20-07 E. 254.4 feet to a spike; thence with the curve of the intersection of Grand Avenue and Eisenhower Drive, the chord of which is S. 62-42 E. 36.8 feet to a spike on the northern right-of-way of Eisenhower Drive; thence with said right-of-way N. 87-08 E. 35.2 feet to an iron pin at the point of beginning.

Together with all and singular rights, members, hereditaments and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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