

FILED
GREENVILLE CO. S. C.

BOOK 1315 PAGE 380

The State of South Carolina, JUL 2 4 52 PM '71
County of GREENVILLE DONNIE S. TANNERSLEY
R.M.C.

PURCHASE MONEY MORTGAGE

To All Whom These Presents May Concern: BLUE RIDGE CORPORATION, a South Carolina corporation SENDS GREETING:

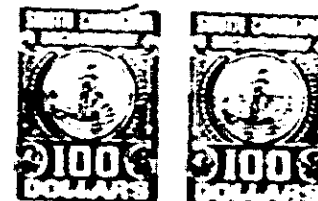
Whereas, the said Blue Ridge Corporation in and by its certain promissory note in writing, of even date with these presents, is well and truly indebted to The Kostner Corporation (Formerly Metal Products Corporation) in the full and just sum of Five Hundred Thousand and No/100 (\$500,000.00)----- Dollars, to be paid as follows: \$100,000.00 one year from date; \$100,000.00 two years from date; and the balance of \$300,000.00 three years from date

, with interest thereon ~~from~~ on the unpaid principal balance from date at the rate of 8 1/2 per centum per annum, to be computed and paid quarterly, beginning three (3) months from date until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder thereof necessary for the protection of his or its interests to place, and the holder should place, the said note or this mortgage, in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said Blue Ridge Corporation, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The Kostner Corporation (Formerly Metal Products Corporation) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to it the said Blue Ridge Corporation, in hand well and truly paid by the said The Kostner Corporation (Formerly Metal Products Corporation) at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said The Kostner Corporation (Formerly Metal Products Corporation), its successors and assigns, forever:

All that piece, parcel or tract of land situate, lying and being in Greenville County, State of South Carolina, and having, according to a plat prepared by R. K. Campbell, entitled "Property of Metal Products Corporation", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book PPP at page 69, the following metes and bounds:

(Cont'd.)



0380

4328 RV.2