

State of South Carolina,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, the said Skyline Development Corporation of Precision
hereinafter called Mortgagor, in and by its guaranty of that certain Note or obligation bearing
Specialties International, Inc. even date herewith, stands indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN
NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal
sum of Fifty Thousand and No/100 Dollars (\$ 50,000.00),
with interest thereon payable in advance from date hereof at the rate of ~~xxxx~~ ~~xxxx~~ per annum: the prin-
cipal of said note together with interest being due and payable in (60) Sixty

monthly installments as follows:
Beginning on April 1, 1975, and on the same day of
each month thereafter, the sum of
amount of Eight Hundred Thirty-Three and 33/100 (\$833.33) Dollars plus fluctuating
interest at the rate of two (2) % above the C&S prime rate, ~~xxxx~~
as determined on each payment date, on the unpaid balance, ~~xxxx~~
and the balance of said principal sum due and payable on the 1st day of March, 1980.

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the Bank.

Said note provides that past due principal and/or interest shall bear interest at ~~xxxx~~ the maximum legal rate in South Carolina, 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 this 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 in 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 said ~~xxxx~~ guaranty aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said Note; and also in consideration 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 sealing and delivery 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 Mortgagee the following described real estate, to-wit:

ALL that certain piece, parcel or tract of land with improvements thereon situate, lying and being near Interstate Highway #385 in the State and County aforesaid, on the northeasterly side of Congaree Road as shown on plat entitled Property of Skyline Development Corp. prepared by Tri-State Surveyors, October 30, 1973, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin in the center line of Congaree Road which iron pin is located N. 33-07 W. 352.2 feet from a nail and cap at the intersection of the center line of Congaree Road and Pate Drive and running thence along the center line of Congaree Road N. 33-07 W. 318 feet to an old nail; thence N. 87-28 E. 234.56 feet to an iron pin along the southwesterly edge of the right-of-way of Interstate Highway #385; thence running along the edge of said right-of-way S. 44-30 E. 204 feet to an iron pin; thence S. 57-12 W. 242.2 feet to an iron pin in the center line of Congaree Road, the point of beginning.

BEING the same property conveyed to Mortgagor by deed dated October 15, 1973 and recorded in the Office of the R.M.C. for Greenville County in Deed Book 987 at Page 715.

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