

remedies for any violation of the covenants, terms and conditions of the agreements herein contained shall be (i) as prescribed herein, or (ii) by general law, or (iii) as to such part of the security which is also reflected in said Financing Statement by the specific statutory consequences now or hereafter enacted and specified in the Uniform Commercial Code, all at the Mortgagee's sole election.

4.04 Required Notices. The Mortgagor shall notify the Mortgagee promptly of the occurrence of any of the following: (i) receipt of notice from any governmental authority relating to the structure, use or occupancy of THE MORTGAGED PROPERTY; (ii) receipt of any notice from any tenant of all or any portion of THE MORTGAGED PROPERTY; (iii) any substantial change in the occupancy of THE MORTGAGED PROPERTY; (iv) receipt of any notice from the holder of any lien or security interest in THE MORTGAGED PROPERTY; or (v) commencement of any litigation affecting THE MORTGAGED PROPERTY.

4.05 Incorporation of Loan Agreement. This Mortgage and the Note secured hereby are executed and delivered to secure monies advanced or to be advanced in accordance with a General Loan and Security Agreement dated July 31, 1975 between Allen Knitting Mills, Inc. (a Delaware corporation) and its ~~Subsidiaries~~ Subsidiaries (of which the Mortgagor is one) and the Mortgagee, which General Loan and Security Agreement (and all exhibits *AND SCHEDULES* thereto) is incorporated herein by reference as if fully set forth herein.

IN WITNESS WHEREOF, the Mortgagor has caused this Mortgage to be executed in its behalf by its President, attested by its Secretary, and its corporate seal to be hereunto affixed, by order of its Board of Directors, on the day and year first above written.

STANDARD TEXTILE MILLS, INC.

By *[Signature]*
President

ATTEST:

[Signature]
Secretary

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