

5 Fairview-Wald Dr.
Suite 380
Wilmington, N.C. 28403
702.3221

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: TRITOR, U.S.A., INC., a corporation organized and existing under the laws of the State of Nevada, (hereinafter referred to as Mortgagee)

SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto 368552 ONTARIO, LIMITED, a corporation organized and existing under the laws of the Province of Ontario, Canada, (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 Two Million and No/100 (\$2,000,000.00) DOLLARS, with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, shall be due and payable on demand.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the afore-said 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 to secure the performance of all the covenants, conditions, stipulations and agreements contained herein and/or in any other document given by the Mortgagor to the Mortgagee in connection therewith, 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, its successors and assigns, the premises more particularly described in Exhibit A attached hereto and made a part hereof.

Together with all and singular the easements, ways, rights, privileges, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including but not limited to, all and singular the buildings and improvements now and hereafter thereon (including all materials to be used in the construction, maintenance and repair of same), together with all equipment, machinery and fixtures now owned or hereafter acquired by the Mortgagor, including, without limitation, all shades, wall-to-wall carpeting, screens and screening, awnings, plants, shrubs, and landscaping, elevators, plumbing material, gas and electrical fixtures

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