

MORTGAGE AND SECURITY AGREEMENT

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This Mortgage and Security Agreement dated as of November 1, 1980 (the "Mortgage") by and between RIEGEL TEXTILE CORPORATION, a Delaware corporation, as mortgagor (the "Industry") and WACHOVIA BANK AND TRUST COMPANY, N.A., a national banking association, as mortgagee (the "Bank").

WHEREAS, the Industry and Greenville County, South Carolina, a political subdivision of the State of South Carolina (the "County"), have entered into a Loan Agreement (the "Loan Agreement") dated as of November 1, 1980 pursuant to which the County will lend to the Industry the proceeds of the \$3,300,000 Greenville County Industrial Revenue Note, Series 1980 (Riegel Textile Corporation Project) (the "Note"), dated as of November 25, 1980, to be issued pursuant to Title 4, Chapter 29, Code of Laws of South Carolina, 1976, as amended (the "Act"); and

WHEREAS, pursuant to an Assignment of Loan Agreement dated as of November 1, 1980, the County has assigned to the Bank, as security for the payment of the Note the Pledged Revenues (as defined in the Loan Agreement) and covenants and certain rights and interests of the County in the Loan Agreement; and

WHEREAS, the Industry has agreed to mortgage and grant a security interest in the Mortgaged Property, as defined herein and described in Exhibits A and B hereto, to secure