

STATE OF SOUTH CAROLINA)
 :
 COUNTY OF GREENVILLE) MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BIGELOW-SANFORD, INC., a South Carolina corporation having an office at Interstate Highway 85 and Whitehorse Road, Greenville, South Carolina (the "Mortgagor"), is well and truly obligated unto CHEMICAL BANK, a New York banking corporation having an office at 110 East 59th Street, New York, New York 10022 (the "Mortgagee") in the principal sum of FOUR MILLION DOLLARS (\$4,000,000) lawful money of the United States of America, or so much thereof as may from time to time be advanced, with interest thereon, to be paid in accordance with the terms, covenants and conditions of that certain note (the "Note") of even date herewith made by the Mortgagor to the Mortgagee in said principal amount, which Note is secured by this Mortgage and the terms, covenants and conditions of which Note are hereby made a part hereof;

WHEREAS, the Mortgagor is well and truly obligated unto the Mortgagee under the terms, covenants and conditions of four (4) additional mortgages and two (2) security deeds covering other parcels of land in South Carolina and Georgia (collectively, the "Contemporary Mortgages") and six (6) additional notes (collectively the "Contemporary Notes") secured thereby and all of even date herewith; and