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GREENVILLE CO. S.C.
OCT 23 4 10 PM '81
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1556 PAGE 67

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: P. L. BRUCE COMPANY,
A LIMITED PARTNERSHIP (hereinafter referred to as "Mortgagor")
SEND GREETINGS:

WHEREAS, Mortgagor is well and truly indebted unto CROCKER
NATIONAL BANK (hereinafter referred to as "Mortgagee") as
evidenced, inter alia, by Mortgagor's promissory note of even date
herewith, the terms of which are incorporated herein by reference,
in the sum of TWO HUNDRED THOUSAND DOLLARS (\$200,000.00) with
interest thereon from date at a floating rate of One and Three-
Quarters (1 3/4%) Percent above the prime rate announced by
Mortgagee from time to time at its executive offices in San
Francisco or Los Angeles, California as its "prime rate" for
unsecured commercial loans, with said interest rate to change with
any change in said prime rate, with such principal and interest to
be repaid as follows:

1. Commencing on December 1, 1981 and continuing on the
first day of each month thereafter until May 1, 1982, Mortgagor
shall pay to Mortgagee interest only on the unpaid principal
balance in six (6) consecutive monthly payments;
2. Commencing on June 1, 1982 and continuing on the
first day of each month thereafter until October 1, 1982,
Mortgagor shall pay to Mortgagee five (5) consecutive monthly
installments of principal of Three Thousand and No/100ths
(\$3,000.00) Dollars each, plus interest as stated above; and
3. On or before November 1, 1982, all remaining sums of
principal and accrued interest due and payable under said note
shall be paid by Mortgagor to Mortgagee.

WHEREAS, this Mortgage also shall secure all obligations now
or hereafter owing by Bruce Construction Machinery Co., Inc. to
Mortgagee pursuant to the terms of a Dealer Agreement between said
Company and Mortgagee dated December 1, 1978, such obligations
having been guaranteed by Mortgagor, the terms of such Dealer
Agreement and Guaranty being incorporated herein by reference;

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
OCT 23 1981
STAMP
VAX
\$ 90.00
PB 11214

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