

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) MORTGAGE AND SECURITY AGREEMENT

TO ALL WHOM THESE PRESENTS MAY CONCERN, Robert Rokuro Taira and Tsuneko Taira (the "Borrowers"), SEND GREETINGS:

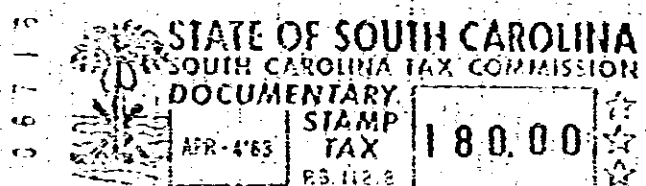
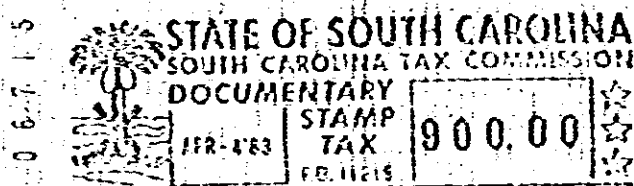
WHEREAS, First National Bank of South Carolina, a national banking association ("First National") has agreed to purchase the Borrowers' Secured Note in the principal amount of \$2,700,000 dated on or about ^{March} February 7, 1983 (the "Note"); and

WHEREAS, the Borrowers will use the proceeds from the sale of the Note to construct a building and plantsite improvements near Greenville, South Carolina for lease to King's Hawaiian Bakery West, Inc., and use as a bakery;

NOW, THEREFORE, KNOW ALL MEN, that in consideration of \$1.00 in hand paid at and before the execution and delivery of these presents and in consideration of the loan by First National to the Borrowers of the aforementioned funds and for the better securing of the repayment of these funds with interest to First National in accordance with the terms of the Borrowers' aforementioned Note and also for the better securing of the repayment of all other indebtedness hereby secured, the Borrowers and First National agree as follows:

SECTION 1. DEFINITIONS.

"Collateral" shall mean all of the property subject to this Mortgage and Security Agreement.



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