

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

TO ALL WHOM THESE PRESENTS MAY CONCERN, King's Hawaiian Bakery West, Inc. (the "Company"), SENDS GREETINGS:

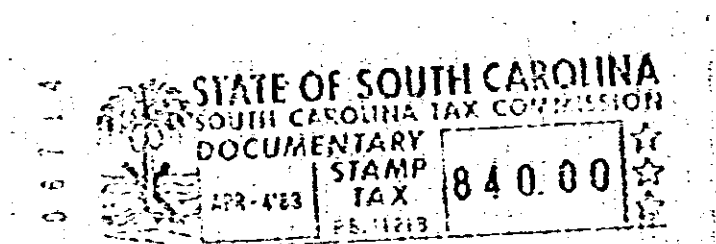
WHEREAS, First National Bank of South Carolina, a national banking corporation ("First National") has agreed to purchase the Company's Secured Note in the principal amount of \$2,100,000 dated on or about ^{March} February 7, 1983 (the "Note"); and

WHEREAS, the Company will use the proceeds from the sale of the Note to purchase and install certain equipment to be used in the Company's new bakery near Greenville, South Carolina;

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 Company 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 Company's aforementioned Note and also for the better securing of the repayment of all other indebtedness hereby secured, the Company 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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