

AFFIDAVIT
FRED S. Davis

MORTGAGE
AND
SECURITY AGREEMENT

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THIS INDENTURE made this 4th day of June, 1984 by and between WOODSIDE MILLS, INC., a South Carolina corporation (hereinafter referred to as "Grantor") and Robert E. Flaherty, Clark W. Miller and Gabe E. Romeo, as trustees of FNB FINANCIAL COMPANY, a Massachusetts business trust under a declaration of trust dated June 26, 1969, as amended, whose mailing address is 100 Federal Street, Boston, Massachusetts 02110, with the right in any one of them to act for all (hereinafter together with FNB Financial Company and their respective successors and assigns referred to as "Grantee"),

W I T N E S S E T H :

That Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations in hand paid by Grantee, at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to Grantee all that certain lot, tract or parcel of land situate, lying and being in Greenville County, South Carolina, and being more particularly described on Exhibit A attached hereto and hereby made a part hereof,

TOGETHER with all buildings, structures and other improvements now or hereafter located on the above described real property, or any part or parcel thereof, and

TOGETHER with all and singular the tenements, hereditaments, easements and appurtenances thereunto or unto any part thereof now or hereafter belonging or in any wise appertaining, and all streets, alleys, passages, ways, watercourses, and all leasehold estates, easements and covenants now existing or hereafter created for the benefit of Grantor or any subsequent owner or tenant of said real property, and all rights to enforce the maintenance thereof, and all other rights, privileges and liberties of whatsoever kind or character, and the reversions and remainders thereof, and all estate, right, title, interest, property, possession, claim and demand whatsoever, at law or in equity, of Grantor in and to said property or any part thereof, and

TOGETHER with all building materials, fixtures, building machinery and building equipment delivered on site to the said property during the course of or in connection with the construction, reconstruction or remodeling of any of the aforesaid buildings, structures or other improvements, and

TOGETHER with all apparatus, chattels, fittings and fixtures, including all trade, domestic and ornamental fixtures (hereinafter referred to collectively as the "Collateral") now or hereafter erected or placed in or upon said real property or any improvement thereon or now or hereafter attached to or used in connection with said real property or any improvement thereon, and all additions thereto and all replacements thereof, whether or not the same have or would become part of said real property by attachment thereto, including without limiting the generality of the foregoing, all heating, water heating, air-conditioning, refrigerating, freezing, lighting, laundry, cleaning, incinerating and power apparatus and equipment; engines; pipes; pumps; tanks; motors; conduits; switchboards; antennas; wires; cables;

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