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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

South Carolina Steel Corporation a South Carolina corporation,
(hereinafter referred to as Mortgagor) SENDS GREETING:

WHEREAS, South Carolina Steel Corporation has requested and received a commitment from Greenville County, South Carolina (hereinafter referred to as Mortgagee) for the issuance of a \$1,000,000.00 Greenville County Industrial Revenue Bond, 1984 (South Carolina Steel Corporation Project) (the "Bond") the proceeds of which will be loaned by the County to South Carolina Steel Corporation for the purpose of constructing improvements and equipping a manufacturing facility on the real property hereinafter described;

WHEREAS, in connection with the Bond, the Mortgagor has executed a Note in favor of the Mortgagee in the principal amount of \$1,000,000.00.

WHEREAS, the Mortgagor has entered into a Loan Agreement with Greenville County, its successors and assigns, dated as of October 1, 1984 pursuant to which South Carolina Steel Corporation has agreed to pay the Mortgagee such sums as are necessary to make the payments owed by the Mortgagee under the Bond (the "Loan Agreement");

WHEREAS, First citizens Bank and Trust Company of South Carolina has agreed to purchase the Bond from the Mortgagee;

WHEREAS, the Mortgagee has assigned its rights under the Loan Agreement to First Citizens Bank and Trust company of South Carolina and endorsed the Note evidencing this payment and obligation to First Citizens Bank and Trust Company of South Carolina;

WHEREAS, in order to induce First Citizens Bank and Trust Company of South Carolina to purchase the Bond from the Mortgagee and as security for the payment of the sums due under the Note, the Bond and the Bond Ordinance, the Mortgagor has agreed to mortgage the hereinafter described property to the Mortgagee;

WHEREAS, the Mortgagor is well and truly indebted unto the Mortgagee under this industrial revenue financing in the sum of One Million and No/100ths (\$1,000,000.00) Dollars, with interest thereon as provided in said Note, said principal and interest to be paid as therein stated;

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee under this Industrial Revenue Bond Financing for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the unpaid balance of said debt of \$1,000,000.00, exclusive of interest, costs, and additional sums payable under this Industrial Revenue

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