

STATE OF SOUTH CAROLINA, GREENVILLE, COUNTY OF GREENVILLE

FILED  
MORTGAGE AND SECURITY AGREEMENT  
DEC 18 10 50 AM '84

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
DONNIE S. JANKERSLEY  
R.M.C.

HARRISON PROPERTIES, A S.C. GENERAL PARTNERSHIP (hereinafter referred to as Mortgagor) SENDS GREETINGS:

WHEREAS, Harrison Properties, a S.C. General Partnership has requested and received a commitment from the City of Greenville, South Carolina (hereinafter referred to as Mortgagee) for the issuance of a \$450,000.00 City of Greenville Industrial Revenue Bond, 1984 (Harrison Properties, a S.C. General Partnership) (the "Bond") the proceeds of which will be loaned by the City to Harrison Properties for the purpose of acquiring, renovating 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 \$450,000.00.

WHEREAS, the Mortgagor has entered into a Loan Agreement with the City of Greenville, its successors and assigns, dated as of December 1, 1984 pursuant to which Harrison Properties 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, Bankers Trust of South Carolina has agreed to purchase the Bond from the Mortgagee;

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

WHEREAS, in order to induce Bankers Trust 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 Four Hundred Fifty Thousand and No/100ths (\$450,000.00) 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 \$450,000.00, exclusive of interest, costs, and additional sums payable under this Industrial Revenue Bond financing, if not sooner paid, shall be due and payable on April 1, 2000.

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