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GREENVILLE, S. C.

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JOHN W. WALKERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

PURCHASE MONEY  
MORTGAGE  
AND  
SECURITY AGREEMENT

TO ALL WHOM THESE PRESENTS MAY CONCERN:

D B, INC. OF GREENVILLE, a South Carolina corporation (hereinafter referred to as Mortgagor)

SENDS GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto THE CITADEL DEVELOPMENT FOUNDATION (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of TEN MILLION AND NO/100 (\$10,000,000.00) DOLLARS, with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable November 1, 2000,

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for its account by the Mortgagee, and to secure the performance of all the covenants, conditions, stipulations and agreements contained herein and/or in any other document given by the Mortgagor to the Mortgagee in connection therewith, and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP \$000.00  
STATE OF SOUTH CAROLINA  
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STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP \$000.00  
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STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP \$000.00

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