

**DEED OF TRUST**  
**(Participation)**

**THIS DEED OF TRUST**, made this 8<sup>th</sup> day of MAY, 1997, by and between RUDCO PLASTICS, INC., hereinafter referred to as "Grantor," whose address is 7472 Old Highway 78, Olive Branch, Mississippi 38654, BRUCE F. GRAY, JR., a resident of Shelby County, Tennessee, hereinafter referred to as "Trustee," and GE CAPITAL SMALL BUSINESS FINANCE CORPORATION, hereinafter referred to as "Beneficiary," who maintains an office and place of business at 635 Maryville Center Drive, Suite 120, St. Louis, Missouri 63141, in participation with the Small Business Administration, an agency of the United States.

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**WITNESSETH**, that for the consideration of \$1.00 and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby bargain, sell, grant, assign, and convey unto the Trustee, his successors and assigns, all of the following described property situated and being in the County of Desoto, State of Mississippi.

Property legally described on attached Exhibit "A".

This is not homestead property.

Commonly known as 7472 Old Highway 78, Olive Branch, Mississippi 38654.

STATE MISSISSIPPI COUNTY OF Desoto  
MAY 12 1 31 PM '97

STATE MS. - DESOTO CO. W  
FILED mc  
MAY 22 1 38 PM '97

BK 906 PG 87  
W.E. DAVIS CH. CLK.

BK 908 PG 414  
W.E. DAVIS CH. CLK.

Together with and including all buildings, all fixtures, including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the Trustee hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, and the rents, issues and profits of the above described property. To have and to hold the same unto the Trustee, and the successors in interest of the Trustee, forever in fee simple or such other estate, if any, as is stated herein trust, to secure the payment of a promissory note of this date, in the principal sum of \$780,000.00.

signed by RUDCO PLASTICS, INC.

in behalf of GE CAPITAL SMALL BUSINESS FINANCE CORPORATION.

**THIS DEED OF TRUST IS BEING RE-RECORDED FOR THE SOLE PURPOSE OF CORRECTING THE NAME OF THE COUNTY AND THE LEGAL DESCRIPTION.** WTR

1. This conveyance is made upon and subject to the further trust that the said Grantor shall remain in quiet and peaceable possession of the above granted and described premises and take the profits thereof to his own use until default be made in any payment of an installment due on said note or in the performance of any of the covenants or conditions contained therein or in this Deed of Trust; and, also to secure the reimbursement of the Beneficiary or any other holder of said note, the Trustee or any substitute trustee of any and costs and expenses incurred, including reasonable attorney's fees, on account of any litigation which may arise with respect to this Deed of Trust or with respect to the indebtedness evidenced by said note, the protection and maintenance of the property hereinabove described or in obtaining possession of said property after any sale which may be made as hereinafter provided.

2. Upon the full payment of the indebtedness evidenced by said note and the interest thereon, the payment of all other sums herein provided for, the repayment of all monies advanced or expended pursuant to said note or this instrument, and upon the payment of all other proper costs, charges, commissions, and expenses, the above described property shall be released and reconveyed to and at the cost of the Grantor.

3. Upon default in any of the covenants or conditions of this instrument or of the note or loan agreement secured hereby, the Beneficiary of his assigns may without notice and without regard to the adequacy of security for the indebtedness secured, either personally or by attorney or agent without bringing any action or proceeding, or by a receiver to be appointed by the court, enter upon and take possession of said property or any part thereof, and do any acts which Beneficiary deems proper to protect the security hereof, and either with or without taking possession of said property, collect and receive the rents, royalties, issues and profits thereof, including rents accrued and unpaid, and apply the same, less costs of operation and collection, upon the indebtedness secured by this Deed of Trust, said rents, royalties, issues and profits, being hereby assigned to the Beneficiary as further security for the payment of such indebtedness. Exercise of rights under this paragraph shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice but shall be cumulative to any right and remedy to declare a default and to cause notice of default to be recorded as hereinafter provided, and cumulative to any other right and/or remedy hereunder, or provided by law, and may be exercised concurrently or independently. Expenses incurred by Beneficiary hereunder including reasonable attorney's fees shall be secured hereby.

4. The Grantor covenants and agrees that if he shall fail to pay said indebtedness, or any part thereof, when due, or shall fail to perform any covenant or agreement of this instrument or of the promissory note secured hereby, the entire indebtedness hereby secured shall immediately become due, payable, and collectible without notice, at the option of the Beneficiary or assigns, regardless of maturity, and the Beneficiary or assigns may enter upon said property and collect the rents and profits thereof. Upon such default in payment or performance, and before or after such entry, the Trustee, acting in the execution of this Trust, shall have the power to sell said property, and it shall be the Trustee's duty to sell said property (and in case of any default of any purchaser, to resell) at public auction, to the highest bidder, first giving four weeks' notice of the time, terms, and place of such sale, by advertisement not less than once during each of said four weeks in a newspaper published or distributed in the county or political subdivision in which said property is situated, all other notice being hereby waived by the Grantor (and the Beneficiary of any person on behalf of the Beneficiary may bid and purchase at such sale). Such sale will be held at a suitable place to be selected by the Beneficiary within said county or political subdivision. The Trustee is hereby authorized to execute and deliver to the purchaser at such sale a sufficient conveyance of said property, which conveyance shall contain recitals as to the happening of default upon which the execution of the power of sale herein granted depends; and the said Grantor hereby constitutes and appoints the Trustee as his agent and attorney in fact to make such recitals and to execute said conveyance and hereby covenants and agrees that the recitals so made shall be binding and conclusive upon the Grantor, and said conveyance shall be effectual to bar all equity or right of redemption, homestead, dower, right of appraisalment, and all other rights and exemptions of the Grantor, all of which are hereby expressly waived and conveyed to the Trustee. In the event of a sale as hereinabove provided, the Grantor, or any person in possession under the Grantor, shall then become and be tenants holding over and shall forthwith deliver possession to the purchaser at such sale or be summarily dispossessed, in accordance with the provisions of law applicable to tenants holding over. The power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise, and are granted as cumulative to all other remedies for the collection of said indebtedness. The Beneficiary or its assigns may take any other appropriate action pursuant to state or Federal statute either in state or Federal court or otherwise for the disposition of the property.

5. In the event of a sale as provided in paragraph 4, the Trustee shall be paid a fee by the Beneficiary in an amount not in excess of four percent of the gross amount of said sale or sales, provided, however, that the amount of such fee shall be reasonable and shall be approved by the Beneficiary as to reasonableness. Said fee shall be in addition to the costs and

expenses incurred by the Trustee in conducting such sale. The amount of such costs and expenses shall be deducted and paid from the sale's proceeds. It is further agreed that if said property shall be advertised for sale as herein provided and not sold, the Trustee shall be entitled to a reasonable fee, in an amount acceptable to the Beneficiary for the services rendered. The Trustee shall also be reimbursed for all costs and expenses incurred in connection with the advertising of said property for sale if the sale is not consummated.

6. The proceeds of any sale of said property in accordance with paragraph 4 shall be applied first to payments of fees, costs and expenses of said sale, the expenses incurred by the Beneficiary for the purpose of protecting or maintaining said property and reasonable attorneys' fees; secondly, to payment of the indebtedness secured hereby; and thirdly, to pay any surplus or excess to the person or persons legally entitled thereto.

7. In the event said property is sold pursuant to the authorization contained in this instrument or at a judicial foreclosure sale and the proceeds are not sufficient to pay the total indebtedness secured by this instrument and evidenced by said promissory note, the Beneficiary will be entitled to a deficiency judgment for the amount of the deficiency without regard to appraisal, the Grantor having waived and assigned all rights of appraisal to the Trustee.

8. The Grantor covenants and agrees as follows:

a. He will promptly pay the indebtedness evidenced by said promissory note at the times and in the manner therein provided.

b. He will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly deliver the official receipts therefor to the Beneficiary.

c. He will pay such expenses and fees as may be incurred in the protection and maintenance of said property, including the fees of any attorney employed by the Beneficiary for the collection of any or all of the indebtedness hereby secured, of such expenses and fees as may be incurred in any foreclosure sale by the Trustee, or court proceedings, or in any other litigation or proceeding affecting said property, and attorney's fees reasonably incurred in any other way

d. The rights created by this conveyance shall remain in full force and effect during any postponement or extension of the time of the payment of the indebtedness evidenced by said note or any part thereof secured hereby.

e. He will continuously maintain hazard insurance, of such type or types and in such amounts as the Beneficiary may from time to time require, on the improvements now or hereafter on said property, and will pay promptly when due any premiums therefor. All insurance shall be carried in companies acceptable to Beneficiary and the policies and renewals thereof shall be held by Beneficiary and have attached thereto loss payable clauses in favor of and in form acceptable to the Beneficiary. In event of loss, Grantor will give immediate notice in writing to Beneficiary and Beneficiary may make proof of loss if not made promptly by Grantor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Beneficiary instead of to Grantor and Beneficiary jointly, and the insurance proceeds, or any part thereof, may be applied by Beneficiary at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of a Trustee's sale or other transfer of title to said property in extinguishment of the indebtedness secured hereby, all right, title, and interest of the Grantor in and to any insurance policies then in force shall pass at the option of the Beneficiary to the purchaser or Beneficiary.

f. He will keep the said premises in as good order and condition as they are now and will not commit or permit any waste thereof, reasonable wear and tear excepted, and in the event of the failure of the Grantor to keep the buildings on said premises and those to be erected on said premises, or improvements thereof, in good repair, the Beneficiary may make such repairs as in the Beneficiary's discretion it may deem necessary for the proper preservation thereof, and any sums paid for such repairs shall bear interest from the date of payment at the rate specified in the note, shall be due and payable on demand and shall be fully secured by this Deed of Trust.

g. He will not without the prior written consent of the Beneficiary voluntarily create or permit to be created against the property subject to this Deed of Trust any lien or liens inferior or superior to the lien of this Deed of Trust and

further, that he will keep and maintain the same free from the claim of all persons supplying labor or materials which will enter into the construction of any and all buildings now being erected or to be erected on said premises.

h. He will not rent or assign any part of the rent of said mortgaged property or demolish, or remove, or substantially alter any building without the written consent of the Beneficiary.

9. In the event the Grantor fails to pay any Federal, state or local tax assessment, income tax or other tax lien, charge, fee, or other expense charged to the property hereinabove described, the Beneficiary is hereby authorized to pay the same and any sum so paid by the Beneficiary shall be added to and become a part of the principal amount of the indebtedness evidenced by said promissory note. If the Grantor shall pay and discharge the indebtedness evidenced by said promissory note, and shall pay such sums and shall discharge all taxes and liens and the costs, fees, and expenses of making, enforcing and executing this Deed of Trust, then this Deed of Trust shall be canceled and surrendered.

10. The Grantor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the lawful claims of all persons whomsoever.

11. For better security of the indebtedness hereby secured the Grantor, upon the request of the Beneficiary, its successors or assigns, shall execute and deliver a supplemental mortgage or mortgages covering any additions, improvements, or betterments made to the property hereinabove described and all property acquired after the date hereof (all in form satisfactory to Grantee). Furthermore, should Grantor fail to cure any default in the payment of a prior or inferior encumbrance on the property described by this instrument, Grantor hereby agrees to permit Beneficiary to cure such default, but Beneficiary is not obligated to do so; and such advances shall become part of the indebtedness secured by this instrument, subject to the same terms and conditions.

12. That all awards of damages in connection with any condemnation for public use of or injury to any of said property are hereby assigned and shall be paid to Beneficiary, who may apply the same to payment of the installments last due under said note, and the Beneficiary is hereby authorized, in the name of the Grantor, to execute and deliver valid acquittances thereof and to appeal from any such award.

13. The irrevocable right to appoint a substitute trustee or trustees is hereby expressly granted to the Beneficiary, his successors or assigns, to be exercised at any time hereafter without notice and without specifying any reason therefor, by filing for record in the office where this instrument is recorded an instrument of appointment. The Grantor and the Trustee herein named or that may hereinafter be substituted hereunder expressly waive notice of the exercise of this right as well as any requirement or application to any court for the removal, appointment or substitution of any trustee hereunder.

14. Notice of the exercise of any option granted herein to the Beneficiary or to the holder of the note secured hereby is not required to be given the Grantor, the Grantor having hereby waived such notice.

15. If more than one person joins in the execution of this instrument as Grantor or if anyone so joined be of the feminine sex, the pronouns and relative words used herein shall be read as if written in the plural or feminine, respectively, and the term "Beneficiary" shall include any payee of the indebtedness hereby secured or any assignee or transferee thereof whether by operation of law or otherwise. The covenants herein contained shall bind and the rights herein granted or conveyed shall inure to the respective heirs, executors, administrators, successors and assigns of the parties hereto.

16. In compliance with section 101.1(d) of the Rules and Regulations of the Small Business Administration [13 C.F.R. 101.1(d)], this instrument is to be construed and enforced in accordance with applicable Federal law.

17. A judicial decree, order, or judgment holding any provision or portion of this instrument invalid or unenforceable shall not in any way impair or preclude the enforcement of the remaining provisions or portions of this instrument.

18. No conveyance of said property, or any part thereof, shall be made by Grantor without the written consent of Beneficiary. Should the property covered by this Deed of Trust be conveyed by the Grantor, its successors or assigns to any third party without the written consent of the Beneficiary, then at the option of the Beneficiary, the whole sum of the principal and interest payable under the Note or Notes secured hereby shall become immediately due and payable.

IN WITNESS WHEREOF, the Grantor has executed this instrument and the Trustee and Beneficiary have accepted the delivery of this instrument as of the day and year aforesaid.

RUDCO PLASTICS, INC.

By: Howard T. Rudd  
Howard T. Rudd, President

Attest: Cassandra Rudd  
Cassandra Rudd, Secretary

(CORPORATE SEAL)

No Seal

Executed and delivered in the presence of the following witnesses:

Stephen Dennis  
Name: Stephen Dennis

Edwin D. Essary  
Name: EDWIN D. ESSARY

(Add Appropriate Acknowledgment)

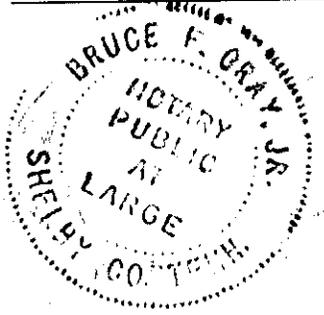
State of Tennessee

County of Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for said county and state, on this 8th day of MAY, 1997, within my jurisdiction, Howard T. Rudd, who acknowledged he is the President and Cassandra Rudd, who acknowledged she is the Secretary of RUDCO PLASTICS, INC., a Tennessee corporation, and that for and on behalf of said corporation, and on its act and deed, executed the above and foregoing instrument, after first having been authorized by said corporation to do so.

My Commission Expires:  
9/12/2000

[Signature]  
Notary Public



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## DEED OF TRUST

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Between

RUDCO PLASTICS, INC. GRANTOR

and

BRUCE F. GRAY, JR., a resident  
of Shelby County, Tennessee TRUSTEE

and

GE CAPITAL SMALL BUSINESS  
FINANCE CORPORATION BENEFICIARY

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## RECORDING DATA

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Prepared by

Return to: GE CAPITAL SMALL BUSINESS  
FINANCE CORPORATION

Address: 635 Maryville Center Drive  
Suite 120  
St. Louis, Missouri 63141  
314-205-3697

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## EXHIBIT "A"

17.27 more or less acres of land being located in the southwest quarter of the northeast quarter and part of the northeast quarter of the southeast quarter and part of the northwest quarter of the southwest quarter of Section 20, Township 1 South, Range 6 West, DeSoto County, Mississippi, and being more particularly described as follows: BEGINNING at a point in the east right-of-way of Highway #78, said point being 3519.27 feet measured along the east right-of-way line of said highway and in a northwesterly direction from a point 96.50 feet north of the southeast corner of a Section 20, Township 1 South, Range 6 West to the True Point of Beginning for the herein described tract of land; thence north 42 degrees 11 minutes 46 seconds east 1360.76 feet to an iron stake (found) in the southwesterly right-of-way of the St. Louis-San Francisco Railroad; thence south 50 degrees 04 minutes 24 seconds east along said right-of-way 392.20 feet to an iron stake (found); thence south 01 degrees 10 minutes 50 seconds east 302.51 feet to an iron stake (found); thence south 42 degrees 13 minutes 48 seconds west 898.06 feet to an iron stake (found); thence north 46 degrees 28 minutes 48 seconds west 224.90 feet to an iron stake (found); thence south 35 degrees 49 minutes 23 seconds west 299.66 feet to iron stake (found); at a point of curvature in the northerly right-of-way of said highway; thence northwestwardly 167.69 feet along a curve to the right (chord distance = 167.68 feet, chord bearing = north 44 degrees 28 minutes 54 seconds west) having a internal radius of 4021.72 feet along the east line of U.S. Highway 78 to an iron stake (found)\*of beginning containing 17.27 more or less, acres of land (752.129 square feet) being subject to all codes, restrictions, regulations, easements and right-of-ways of record.

Together with a perpetual easement of ingress and egress to the above described property, being 30' wide and approximately 400' in length from Old U.S. Highway 78 and being directly adjacent to the northwest side of the above described property as shown on the plat of survey by Smith Engineering and Surveying, Incorporated, dated April 25, 1997, and established by Warranty Deed dated December 31, 1981, recorded in Book 157, Page 175, of the records of Warranty Deeds in the Chancery Clerk's Office of DeSoto County, Mississippi.

\*thence along the east right of way line of U.S. Highway 78 North 41 degrees 58 minutes 36 seconds west 241.39 feet to the point

*AX*