

MORTGAGE OF REAL ESTATE

THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Textile Ice and Fuel Company, Inc., a corporation under the laws of South Carolina, with its principal office in Greenville, South Carolina, SEND GREETING;

WHEREAS, we, the said Textile Ice and Fuel Company, Inc., Mortgagors, are indebted to Carolina Life Insurance Company by our promissory note in writing of which the following is a copy: \$17,500.00 Greenville, South Carolina December 8th, 1941.

For value received the undersigned Textile Ice and Fuel Company, Inc., promises to pay to the order of Carolina Life Insurance Company, the principal sum of Seventeen Thousand, Five Hundred and No/100 (\$17,500.00) Dollars, with interest thereon from the date hereof at the rate of five (5%) per cent. per annum, said interest and principal sum to be paid in installments as follows:

Beginning on the 12th day of January, 1942 and on the 12th day of each month thereafter, the sum of One Hundred Eighty-five and 68/100 (\$185.68) Dollars, to be applied on the principal and interest of this note until the 12th day of December, 1951, when any balance remaining due on principal, with accrued interest shall be due and payable in full. The aforesaid monthly payments of One Hundred Eighty-five and 68/100 (\$185.68) Dollars, each are to be applied first to interest at the rate of five (5%) per cent per annum on the principal sum of Seventeen Thousand Five Hundred and no/100 (\$17,500.00) Dollars, or so much thereof as shall from time to time remain unpaid, and the balance of each monthly payment shall be applied on account of principal; all installments of principal and interest of this note being payable at the Home Office of Carolina Life Insurance Company, at Columbia, South Carolina, in lawful money of the United States of America.

This note and the interest are secured by a mortgage on real estate and personal property of even date herewith, duly recorded in the office of the Register of Mesne Conveyance for Greenville County, State of South Carolina.

If this note is placed in the hands of an attorney for collection, by suit or otherwise, or to enforce its collection, or to protect the security for its payment, we will pay all costs of collection and litigation, together with a ten (10%) per cent attorney's fee.

All installments of principal and interest of this note shall bear interest after the due date at the rate of five (5%) per cent. per annum.

Upon failure to pay an installment of interest and principal of this note within ten (10) days after the same shall become due, then the remaining installments of interest and principal secured by said mortgage shall at once become due and payable, at the option of the legal holder hereof.

The makers and endorsers, severally waive demand, presentment, protest and notice of protest and expressly agree that this note, or any payment thereunder, may be extended from time to time without in any way affecting the liability of the makers and endorsers hereof.

NOW KNOW All men, That we the said Mortgagors in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Carolina Life Insurance Company according to the terms of the said note and also in consideration of the further sum of THREE DOLLARS to us the said Mortgagors in hand well and truly paid by the said Carolina Life Insurance Company at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents DO GRANT bargain, sell and release unto said Carolina Life Insurance Company:

All that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, and having the following metes and bounds, to wit:

Beginning at an iron pin on the southwest corner of the intersection of the Piedmont & Northern Railroad right of way with Buncombe Road, and running thence N. 81-05 W. 122 feet, more or less, to an iron pin; thence S. 8-55 W. 80 feet to an iron pin; thence N. 81-05 W. 21.5 feet; thence S. 8-55 W. 15.25 feet to an iron pin; thence N. 81-05 W. 69.2 feet to an iron pin on or near Pike Road (or Huff Line); thence S. 7-00 E. 345 feet to an iron pin; thence S. 15-10 W. 80.4 feet to an iron pin on the right of way line of the Piedmont & Northern Railroad; thence N. 23-10 E. 544 feet to the beginning corner. The said tract of land contains 1.41 acres, less those two lots at the northwest corner of the tract one tract being leased to the Texas Oil Company and being approximately 100 x 95.25 x 69.2 x 100, and that other tract owned by Ida J. Dacus being 21.5 x 80 x 21.5 x 80 feet.

Also all trcks and other motor vehicles, fixtures, equipment, supplies, stock in trade, furnishings, tools, cans, compressors, pipes, mills, crushers, scorers, motors, pumps, blowers, coolers, tanks and any and all machinery and equipment which may hereafter be acquired prior to the payment of the debt secured hereby, located on the premises above described or used in connection with the operation of the business of the Textile Ice & Fuel Company, including, but not limited to, the following: