

MORTGAGE OF REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 14888-8-13-40

71 Pressing tables	1 Blower, motor and air tank
71 Gas irons	1 Electric water pump and motor
7 Electric fans	Refrigerating equipment and motors
3 Fusing machines	packing tables, shirt racks
1 15H. P. boiler	1 Time clock and racks
2 Electric starching machines	

CUTTING ROOM

6 Cutting tables	2 Stamping machines and motors
5 Cutting machines	Dry room-extractor and motor
1 Spreading machine	1 Time clock and racks
2 Die presses and motors	Piece goods, bins, and fixtures
12 Short knife tables	1 Adding machine
Miscellaneous tables	1 Burroughs ticket machine

STOCK ROOM

2 Hand trucks	
1 Scale	
3 Desks and chairs	
Stock bins	
2 Label sewing machines complete with individual mortar tables	

OFFICE

Safe	
17 Desks	
35 Chairs	
18 Banks filing cabinets	
4 Adding machines	
1 Billing Machine	
1 Bookkeeping machine	
2 Dictophones and receivers complete	

together with all furniture, fixtures, machinery and equipment now owned or hereafter acquired by Piedmont Shirt Company, and located on the real estate hereinabove described.

This is a first mortgage upon the real estate hereinabove described. The chattels hereinabove described are subject to the balance due on any prior executed chattel mortgages recorded in the office of the Register of Mesne Conveyance for Greenville County, South Carolina.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD ALL and singular the premises before mentioned unto the said The South Carolina National Bank of Charleston, Greenville, South Carolina, its successors and assigns forever. And said corporation does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said The South Carolina National Bank of Charleston, Greenville, South Carolina, its successors and assigns, from and against itself, its successors and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agrees to insure the building and equipment on said lot in a sum not less than Fifty Thousand Dollars (\$50,000.00) in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in its name and reimburse itself for the premium and expense of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, said corporation does hereby assign the rents and profits of the above described premises to said mortgagee, or its successors and assigns, and agrees that any Judge of the Circuit Court of said State may, at chambers, or otherwise, appoint a receiver with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereafter (after paying costs of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rents and profits actually collected.

PROVIDED ALWAYS, Nevertheless, and it is the true intent and meaning of the parties to these presents, that if the Piedmont Shirt Company, the mortgagor, does and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any is due, according to the true intent and meaning of the said notes, then this deed of bargain and sale shall cease, determine, and be utterly null and void;