

MORTGAGE OF REAL ESTATE

WALKER, EVANS & CROWELL CO., CHARLESTON, S. C. 14350-3-12-40

STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.)

WHEREAS, SOUTHERN WORSTED CORPORATION is duly incorporated under the laws of the State of South Carolina, and has by law and by virtue of its charter full power and authority to borrow money for its general corporate purposes and to make and issue its promissory note or notes and to secure the same by mortgage of any and all of its property; and

WHEREAS, at a meeting of the Board of Directors of said corporation duly called and held on the 9th day of April, 1943, a resolution was unanimously adopted authorizing the officers this corporation to borrow money for its corporate purposes, in an amount not exceeding One Hundred Fifty Thousand (\$150,000.00) Dollars, and to issue therefor a note or notes of said corporation, dated April 9, 1943, to mature June 30, 1945, and to secure the same by the execution of a mortgage upon its property hereinafter described; and

WHEREAS, said officers, pursuant to said resolution, have arranged with The South Carolina National Bank of Charleston, a corporation created under the National Banking Laws of the United States of America, for the loan of said money;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that SOUTHERN WORSTED CORPORATION sends greeting:

WHEREAS, the said SOUTHERN WORSTED CORPORATION, in and by its certain promissory note in writing, of even date with these presents, is well and truly indebted to THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON in the full and just sum of ONE HUNDRED FIFTY THOUSAND (\$150,000.00) DOLLARS, to be paid June 30, 1945, with interest on said note from this date at the rate of four (4%) per cent per annum, to be computed and paid quarterly on the first days of July, October, January and April of each year until paid in full, all interest and principal not paid when due to bear interest at the rate of seven (7%) per cent per annum, and if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or, if before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including a reasonable attorney's fee, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the SOUTHERN WORSTED CORPORATION, in consideration of the said debt and the sum of money aforesaid, and for the better securing the payment thereof to the said THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON according to the terms of said note, and also in consideration of the further sum of Three Dollars, to the said SOUTHERN WORSTED CORPORATION in hand well and truly paid by the said THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, at and before the signing 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 said THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON

All that certain tract of land situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, containing 240.6 acres, more or less, and consisting of several tracts of land, heretofore conveyed to the corporation, as follows:

- (1) By deed from W. T. Henderson, dated April 20, 1923, and recorded in Volume 89, page 258, R. M. C. Office for Greenville County;
- (2) By deed from Q. A. Green, dated April 14, 1923, and recorded in Volume 89, page 262 R. M. C. Office for Greenville County;
- (3) By deed of D. H. Bull, dated April 18, 1923, and recorded in Volume 89, page 261, R. M. C. Office for Greenville County;
- (4) By deed of B. Perry Edwards, dated April 13, 1923, and recorded in Volume 89, page 260, R. M. C. Office for Greenville County; and
- (5) By deed from W. T. Henderson, dated April 16, 1923, and recorded in Volume 89, page 259, R. M. C. Office for Greenville County.

TOGETHER with the plant, buildings, factories, mills, warehouses, structures and improvements now upon the premises hereinabove described or which may hereafter be erected or placed thereon.

ALSO all machinery, engines, motors, equipment, fixtures, tools and appliances of every kind and nature, which the Company now has or may hereafter acquire, and which constitutes or may constitute its plant or any part thereof, situate in Greenville County, as aforesaid, or which may be used in connection with its manufacturing business at said plant.

ALSO all additions or substitutions which may from time to time be made to or in said

Handwritten notes and stamps:
"SOUTHERN WORSTED CORPORATION" stamp
"RECORDED" stamp
"INDEXED" stamp
"GREENVILLE COUNTY, S. C." stamp
"APR 13 1943" stamp
"W. T. HENDERSON" signature
"Q. A. GREEN" signature
"D. H. BULL" signature
"B. PERRY EDWARDS" signature
"W. T. HENDERSON" signature
"30 Bank of Charleston" handwritten note
"240.6 acres" handwritten note
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