

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

THE STATE OF SOUTH CAROLINA, }
County of Greenville, }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

TEXTILE HALL CORPORATION

SEND GREETINGS:

Whereas, _____ the said Textile Hall 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 Twenty-Four Thousand and no/100

(\$24,000.00) Dollars, to be paid as follows: The sum of \$1,000.00 on the
principal one year after date; \$10,000.00 three years after date; \$1,000.00 three years after
date, and the balance remaining due

*The debt hereby secured is hereby assigned to the
the Lien of this instrument is hereby assigned to
of South Carolina National Bank
Greenville, S.C.
W. R. Timmons
Woodside
W. R. Timmons*

with interest thereon from _____ date _____ at the rate of _____ centum per annum, to be computed and paid semi-annually
in advance

interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, 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 his 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 10 per cent. of the indebtedness as attorneys' fees, 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 said Textile Hall Corporation

_____ in consideration of the said debt and 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 the said note, and also in consideration of the further sum of Three Dollars, to _____
the said Textile Hall Corporation

in hand well and truly paid by the said The South Carolina National Bank of Charleston

*SAITIFIED AND CANCELLED OF RECORD
DAY OF Jan 1945
W. R. Timmons
C. FOR GREENVILLE COUNTY, S.C.
AT 3:30 O'CLOCK P. M. NO 54*

_____ at and before signing 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 the said

The South Carolina National Bank of Charleston, its Successors and Assigns-

All those lots of land in the City of Greenville, Greenville County, South Carolina, on the north side of West Washington Street in the block bounded by Academy Street, Hampton Avenue and Norwood Street, embracing all of the land owned by Textile Hall Corporation exclusive of lot conveyed to Southern Textile Exposition, Incorporated by the City of Greenville, January 3, 1917, deed recorded in Office of Register of Mesne Conveyance in Vol. 25, page 181, practically all of which is occupied by the building known as "Textile Hall" which is not intended to be covered by this mortgage. The land hereby conveyed is shown on a plat made by R. E. Dalton, August 1941, of the property of the Corporation and as shown thereby is bounded as follows:

BEGINNING at an iron pin at the southwest corner of lot conveyed to the Corporation by Edward S. Guthrie June 4, 1938, recorded in the R. M. C. Office for Greenville County in Deed Book 204 at page 92, which pin is 106 feet easterly from line of property owned by St. Mary's Catholic Church, and from said iron pin running thence S. 65-15 E. 68 feet to an iron pin; thence continuing with Washington Street S. 65-17 E. 58.5 feet to iron pin at corner of lot owned by W. C. Cleveland and W. B. Ellis; thence with their line N. 26-15 E. 87 feet to a stake; thence S. 71-10 E. 21.1 feet to a stake in corner of line of A. F. Day; thence in a northerly direction parallel with Academy Street with line of A. F. Day 50 feet to line formerly belonging to S. R. Zimmerman; thence with Zimmerman line N. 71 W. 67 feet (approximately) to a stake; thence N. 23-30 E. with line of Zimmerman, Woodside and Poole 259.9 feet to a stake; thence N. 62-34 W. 29 feet to a stake at corner of W. G. Serrine; thence S. 24 W. 7.4 feet to a stake; thence N. 66-30 W. 56 feet to a stake in the line of Mrs. J. H. Oulla; thence partly with her line and mainly with the line of lot upon which Textile Hall stands S. 23.15 W. 378.75 feet to the beginning corner.

The above described property embraces within this boundary a strip of land along the East side of said property which was acquired by the corporation to be used as a driveway or private alley and it is the intention of the mortgagor that this mortgage cover all its right and interest in and to said driveway subject however, to the rights and adjacent owners may have to the use thereof as reserved by said owners in their respective deeds to the mortgagor, or its grantors.

Also all right and interest which the mortgagor has in and to the two strips of land each six feet in width running from the east edge of the property to Academy Street acquired by J. M. Wells, Trustee under deed from Ben P. Woodside, et al and Sam R. Zimmerman, dated January 16, 1928 and January 26, 1928, recorded in the RMC Office for Greenville County in Deed Books 93 at page 142, Vol. 142 at page 254 respectively, and subsequently conveyed by a deed to Textile Hall Corporation by J. M. Wells, Trustee, dated March 18, 1928 and recorded in the RMC Office in Deed Book 112 at page 354.

Also that lot of land on Hampton Avenue known as "No. 15", having a frontage of 61 feet, a depth of 101 feet 6 inches on the eastern boundary, adjoining land of Mrs. A. D. Frye, a width of 60 feet at the back adjoining land of Mrs. Helena C. Poole, and a depth of 112 feet on the western line, adjoining lot owned by W. G. Serrine, being the same conveyed to Textile Hall Corporation by W. R. Timmons August 28, 1930. Deed recorded in Vol. 157, page 68, in the Office of Register of Mesne Conveyance.

This mortgage and the note secured thereby are executed by the undersigned officers of Textile Hall Corporation pursuant to the powers conferred upon them by resolution adopted by the Board of Directors of the corporation duly called and held on July 17, 1945.