

OLLIE FARNSWORTH
R.M.C.

The State of South Carolina,

County of GREENVILLE

To All Whom These Presents May Concern:
Textile Hall Corporation

SEND GREETING:

Whereas, the said Textile Hall Corporation, a corporation chartered under the laws of the State of South Carolina, hereinafter called the mortgagor(s)

in and by its certain promissory note in writing, of even date with these presents, is well and truly indebted to The Peoples National Bank of Greenville, Greenville, S. C., hereinafter called the mortgagee(s), in the full and just sum of - - - - -

FIFTY-THREE THOUSAND AND NO/100 - - - - - DOLLARS (\$ 53,000.00), to be paid as follows: the sum of Two Thousand Six Hundred Fifty And No/100 (\$2,650.00) Dollars to be paid on the principal on the 1st day of July, 1952, and the sum of Two Thousand Six Hundred Fifty And No/100 (\$2,650.00) Dollars on the 1st day of January and July of each year thereafter until the principal indebtedness is paid in full,

, with interest thereon from date at the rate of four and one-half (4 1/2%) after percentum per annum, to be computed and paid

July 1, 1952, and semi-annually there- until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then 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(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness at attorney's 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 it, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to it, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) at and before the 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 Peoples National Bank of Greenville, its successors and assigns, forever:

All those parcels or lots of land situate on the North side of West Washington Street and on the South side of Hampton Avenue in the City of Greenville, County of Greenville, State of South Carolina, including all the land owned by the Textile Hall Corporation in the block bounded by West Washington Street, North Academy Street, Hampton Avenue and Norwood Street, with the exception of the lot conveyed to Southern Textile Exposition, Incorporated, by the City of Greenville on January 3, 1917, recorded in the R. M. C. office for Greenville County, S. C. in Deed Book 25, Page 181, the property covered by this mortgage being more particularly described according to a survey made by Dalton & Neves, Engineers, December 1950, revised December 1951, as follows:

BEGINNING at an iron pin on the North side of West Washington Street, said pin being 126.1 feet West from the Northwest corner of the intersection of West Washington Street and North Academy Street at corner of property now or formerly belonging to W. C. Cleveland and W. B. Ellis, and running thence with said Cleveland and Ellis property, N. 26-23 E. 87 feet to an iron pin; thence still with the said Cleveland and Ellis line, S. 70-48 E. 21.2 feet to an iron pin at corner of lot now or formerly of A. F. Day; thence along said Day property, N. 25-40 E. 49.6 feet to an iron pin in line of property now or formerly of Henry Theodore; thence along line of Theodore property, N. 71-05 W. 63.8 feet to an iron pin; thence N. 25-19 E. 161 feet to an iron pin;