

FEB 19 12 38 PM 1953

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

TEXIZE CHEMICALS, INC., a Corporation (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto PEOPLES NATIONAL BANK of Greenville, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Forty-Thousand and No/100-

DOLLARS (\$ 40,000.00),

with interest thereon from date at the rate of $4\frac{1}{2}$ per centum per annum, said principal and interest to be repaid: \$2,667.67 on principal June 15, 1953, and a like payment of \$2,667.67 on principal monthly thereafter until paid in full, with interest thereon from date at the rate of $4\frac{1}{2}$ % per annum, to be computed and paid monthly.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery 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 Mortgagee, his heirs, successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Northern side of White Horse Road, near the City of Greenville, being more fully described according to Plat of property of W. J. Greer, made by P. B. Wilson in October, 1943, as follows:

"BEGINNING at an iron pin on the North side of White Horse Road, at the East corner of the intersection of White Horse Road with farm Road, and running thence with the Eastern side of said farm Road, N. 53-50 E. 372 feet to an iron pin on right-of-way of P & N Railway; thence with said right-of-way, S. 18-42 E. 200 feet to an iron pin at the corner of property now or formerly owned by P. R. Long and Ramsay; thence with the line of Long and Ramsey property, S. 51-01 W. 295.4 feet to an iron pin on the North side of White Horse Road; thence with the North side of White Horse Road, N. 41-46 W. 200 feet to the point of beginning."

Said premises being the same property conveyed to Texize Chemicals, Inc., by W. J. Greer by deed recorded in Volume 287 at Page 160.

This mortgage is executed pursuant to authority contained in a resolution adopted at a meeting of the Board of Directors of Texize Chemicals, Inc., held February 18, 1953.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.