

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas Continental Laces, Inc.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The 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 One Hundred Twenty-Six Thousand and No/100-----

----- Dollars (\$ 126,000.00) due and payable in quarterly payments of \$3,150.00 each quarter, the first payment to be made on the ___ day of February, 1963, the same amount on the ___ day of May, 1963, the same amount on the ___ day of August, 1963, the same amount on the ___ day of November, 1963, and a like amount on the same date of each quarter thereafter until the full amount is paid, the balance due ten (10) years from date, with interest thereon from date at the rate of 5 1/2 per centum per annum to be paid: quarterly.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, and also in consideration of the further sum of Three Dollars (\$3.00) 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, its 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, in Bates Township, about ten miles north of the City of Greenville, within the corporate limits of the Town of Travelers Rest, and on the Old Little Texas Road and Poinsett Highway, known as U. S. 25 and having according to a recent survey prepared by C. C. Jones, entitled Property of Continental Laces, Inc. dated July 13, 1962, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book AAA at Page 167, the following metes and bounds, to-wit:

BEGINNING at an iron pin in center of Old Little Texas Road on the northwest side of U. S. Highway 25, also known as Poinsett Highway and running thence along the northwest right of way of U. S. 25, S. 37-45 W. 565.5 feet to an iron pin on said right of way at corner of property now or formerly belonging to Row; thence along said Roe property, N. 76-50 W. 500.4 feet to an iron pin on said Roe Property; thence continuing with Roe line, N. 1-48 W. 1159.5 feet to iron pin on right of way of South Carolina Highway No. 22; thence with said highway, S. 77-27 E. 139.4 feet to iron pin; thence leaving said road and running S. 35-13 W. 28 feet to iron pin in center of Old Little Texas Road; thence with the center line of said Old Little Texas Road, the following metes and bounds: S. 38-05 E. 67.2 feet to an iron pin; S. 27-52 E. 127.8 feet to an iron pin; S. 44-47 E. 104.4 feet to an iron pin; S. 65-59 E. 153 feet to an iron pin; S. 51-29 E. 69.2 feet to an iron pin; S. 17-24 E. 141 feet to an iron pin; S. 40-39 E. 118 feet to an iron pin; S. 51-13 E. 324 feet to an iron pin at the beginning corner, containing fourteen and one-half acres, more or less.

The deed from R. L. Anderson to Emb-Tex Corporation covering the above property Emb-Tex Corporation was erroneously shown as the grantee and, as a matter of fact, the grantee should have been Continental Laces, Inc.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PAID AND SATISFIED IN FULL THIS

THE 11 DAY OF April 1966

THE PEOPLES NATIONAL BANK
GREENVILLE, SOUTH CAROLINAasst.
Cashier

Marshall C. Pickens

WITNESS Mary Penne Gaines

Minnie B. Christopher

SATISFIED AND CANCELLED OF RECORD

11 DAY OF April 1966

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 3:07 O'CLOCK P. M. NO. 29135