

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

BOOK 1027 PAGE 423

Whereas: Emb-Tex Corporation

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples National Bank of Greenville, South Carolina,

(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 THREE HUNDRED THOUSAND and NO/100-----
-----Dollars (\$ 300,000.00) due and payable

at the rate of \$7,500.00 quarterly, payments to begin July 15, 1966,

with interest thereon from date at the rate of 5 3/4 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 RMC 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 Row property; thence continuing with Roe line, N. 1-48 W. 1159.5 feet to iron pin on right-of-way of S. C. Highway 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. Being the same property conveyed to mortgagor by deed recorded March 19, 1963, in Deed Book 718 at Page 411 in the RMC Office for Greenville County.

The above mortgage is subject to a right-of-way for utility purposes given to Duke Power Company and a right-of-way for a frontage road given to the State Highway Department, and also a right-of-way to the Greenville City Water Works for a water line.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 42 PAGE 304

SATISFIED AND CANCELLED OF RECORDS
11th DAY OF Oct 19 26
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:50 O'CLOCK P. M. NO. 9985

for Release & W See Deed Book 936 Page 359 Deed to City of Greenville