

State of South Carolina,  
County of Greenville

FILED  
GREENVILLE CO. S. C.  
APR 23 4 13 PM '73  
DORRIS S. TANKERSLEY  
R.M.C.

BOOK 1273 PAGE 368

REAL ESTATE MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, it the said PERMA-PLEATING CORP., INC.,  
hereinafter called Mortgagor, in and by its certain Note or obligation bearing  
even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN  
NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal  
sum of One Hundred Thousand ----- Dollars (\$100,000.00),  
with interest thereon payable in advance from date hereof at the rate of 8 % per annum; the prin-  
cipal of said note together with interest being due and payable in (120) one hundred twenty  
Number  
monthly installments as follows:

(Monthly, Quarterly, Semi-annual or Annual)  
Beginning on on the 23rd day of May, 1973, and on the same day of  
each monthly period thereafter, the sum of  
One Thousand, Two Hundred Thirteen and 30/100 ----- Dollars (\$1,213.30)  
and the balance of said principal sum due and payable on the 23 day of April, 1983.

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance  
on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this  
mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the  
note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at  
the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable  
to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of 8 %  
per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said  
note will more fully appear; default in any payment of either principal or interest to render the whole debt  
due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to  
any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure  
or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in Greenville, South Carolina, or at such other place as  
the holder hereof may from time to time designate in writing.

NCW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money  
aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms  
of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor  
in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these pres-  
ents, 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 Mortgagee the following described real estate,  
to-wit:

ALL those three (3) lots of land in the County of Greenville, State  
of South Carolina, shown on the Greenville County Tax Maps as Lots  
16-A, 59, and 60 of Block 2, Sheet 224, located on the southeastern  
side of Anderson Road (S. C. Highway 81), and combined together  
having the following perimeter metes and bounds:

BEGINNING at an iron pin on the southeastern side of Anderson Road  
and running thence N. 37-21 E. 200 feet to a pin; thence S. 52-41 E.  
400 feet to a pin; thence S. 37-21 W. 200 feet to a pin; thence N.  
52-41 W. 400 feet to the point of beginning; together with all of  
the right, title and interest of the mortgagor in the property known  
as East Fortner Avenue.

This is the same property conveyed to Charles G. Martin and Clarence  
B. Martin by deed of Timothy R. Fortner, recorded in the R. M. C. Office  
for Greenville County in Deed Book 845, at page 84 and by deed of John  
William Fortner, recorded in said R. M. C. Office in Deed Book 845,  
at page 81; and it is the intention of this mortgage to convey all of  
the property described and called for in the deeds mentioned. This  
is further the same property conveyed to Perma-Pleating Corp., Inc.,  
by Clarence B. Martin and Charles G. Martin by deed of April 23,  
1973, to be recorded.