

**MORTGAGE**  
(Participation)

JUN 27 4 53 PM '73

DOONIE S. TANKERSLEY  
R.M.C.

This mortgage made and entered into this 27th day of June, 19 73, by and between ~~Greenville Plush Fabrics, Inc.~~ Francisco Ros and Pilar R. Ros (hereinafter referred to as mortgagor) and First Piedmont Bank & Trust Company (hereinafter referred to as mortgagee), who maintains an office and place of business at 340 North Main Street, Greenville, South Carolina,

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville, State of South Carolina, to-wit:

ALL that lot of land situate on the southeastern side of Port Royal Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot 54 on a plat of Section 2, Pelham Estates, dated May 12, 1967, prepared by Piedmont Engineers and Architects and recorded in Plat Book PPP at Page 119 in the R.M.C. Office for Greenville County and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Port Royal Drive at the joint front corner of Lots 53 and 54 and running thence with Lot 53, S. 70-37 E. 250.5 feet to an iron pin at the joint rear corner of Lots 53 and 54; thence N. 21-37 E. 130 feet to an iron pin at the joint rear corner of Lots 54 and 55; thence with Lot 55, N. 70-37 W. 250.5 feet to an iron pin on Port Royal Drive; thence with said Drive, S. 21-37 W. 130 feet to the point of beginning.

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property ( provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated June 27th, 1973, in the principal sum of \$100,000.00, signed by the President and Secretary in behalf of Greenville Plush Fabrics, Inc.

900 (37) 150