

GREENVILLE, S. C. 29601
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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, EMB-TEX CORPORATION

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA, U. A.

(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 FIVE HUNDRED THOUSAND AND NO/100THS-----

-----Dollars (\$ 500,000.00) due and payable monthly from date with interest thereon from date at Bankers Trust prime rate plus 1% to be adjusted each quarter. Payments to be applied first to interest and then to principal with first payment due thirty (30) days after construction of new facility is completed or six (6) months after date, whichever occurs first. The proceeds of this loan can be drawn down by the mortgagor in increments as needed for the purpose of funding the new facility.

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 15, 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 for 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 Roe; thence along said Roe property N. 70-50 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 for S. C. Highway 22; thence with said highway S. 77-27 E. 139.4 feet to an 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 Texas Road the following metes and bounds; S. 38-05 E. 67.2 feet to an iron pin; thence S. 27-52 E. 127.8 feet to an iron pin; thence S. 44-47 E. 104.4 feet to an iron pin; thence S. 65-59 E. 153 feet to an iron pin; thence S. 51-29 E. 69.2 feet to an iron pin; thence S. 17-24 E. 141 feet to an iron pin; thence S. 40-39 E. 118 feet to an iron pin; thence S. 51-13 E. 324 feet to an iron pin at the beginning corner and containing fourteen and one-half acre, more or less.

ALSO: Eight (8) 2-S 1955 Saurer Embroidery Machines together with automat connected having Serial Numbers 20347, 20350, 20373, 20374, 20383, 20385, 20028 and 20043.

As additional security the mortgagor herein grants a second mortgage on the following described property:

ALL that certain piece, parcel or tract of land situate, lying and being on the northern side of Roe Road, the southern side of State Park Road and the western side of U. S. Highway No. 25 in the City of Travelers Rest, County of Greenville, State of South Carolina, and having the following metes and bounds according to a plat entitled "Survey for Emb-TEX Corporation", dated August 17, 1972, by W. R. Williams, Jr., R. L. S.:

BEGINNING at an iron pin on the western right of way of U. S. Highway No. 25 at the corner of other property owned by Emb-TEX Corp. and running thence with the western right of way of U. S. Highway No. 25 S. 38-08 W. 380 feet to a nail and cap in Roe Road; (Continued on attached rider)

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 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.

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