

MORTGAGE OF REAL ESTATE—Office of Business, Freeman & Parham, P.A. Greenville, S. C.

FILED
GREENVILLE CO. S. C.
JUL 22 1 23 PM '74
COUNTY S. TANKERSLEY
R.M.C.

SECOND MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MACHINE PARTS CORPORATION, a South Carolina corporation, and BELMONT TEXTILE MACHINERY CO., INC., a North Carolina corporation, (hereinafter referred to as Mortgagor) SEND (S) GREETING:

BANKERS TRUST OF SOUTH CAROLINA, N.A.

WHEREAS, the Mortgagor is well and truly indebted unto (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 **Eight Hundred Forty-eight Thousand & No/100 DOLLARS (\$ 848,000.00)** with interest thereon from date at the rate of **per centum per annum**, said principal and interest to be repaid as follows: **1½% above the bank prime rate of interest to be adjusted**

daily as the rate may change, such interest to be payable quarterly beginning October 19, 1974, and continue each quarter thereafter with principal payments of \$26,500.00, payable quarterly beginning January 19, 1975, and continuing each quarter thereafter until paid in full.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

those tracts of land, with all improvements thereon, lying in Paris School District, near the community of Paris, Greenville County, South Carolina, constituting a portion of property shown on plat entitled Property of Estate of V. W. Bahan, prepared by Dalton & Neves, Engineers, dated February, 1965, a portion of which is more particularly shown on plat entitled Property of Bahan Estate, et al, dated July, 1974, prepared by Dalton & Neves, Engineers, containing, in the aggregate, 27.57 acres, more or less, and separately described as follows:

That tract, containing 3.04 acres, more or less, lying on the northern side of Warehouse Court and the eastern side of Vaddell Road, having the following sites and bounds: BEGINNING at an iron pin on the eastern right-of-way of Vaddell Road, at the southern right-of-way of the Southern Railway Company,

and running thence with said railroad right-of-way N. 58-16 E. 401.6 feet to an iron pin; thence continuing with said right-of-way N. 59-14 E. 125.3 feet to an iron pin; thence continuing with said right-of-way N. 62-14 E. 165.4 feet to an iron pin; thence continuing with said right-of-way N. 47-34 E. 174.8 feet to an iron pin, corner of 14.53-acre tract hereinafter described; thence with said tract S. 7-30 E. 215.3 feet to an iron pin on the southern right-of-way of Warehouse Court; thence with the right-of-way of said street S. 81-35 W. 61 feet; thence continuing with said right-of-way S. 83-44 W. 151.5 feet; thence with the curve of said right-of-way, the chord of which is S. 73-56 W. 62.6 feet to an iron pin; thence with said right-of-way S. 56-27 W. 560.9 feet to an iron pin, curve of the intersection of said Warehouse Court with Vaddell Road; thence with the curve of said intersection, the chord of which is S. 74-04 W. 41.5 feet to an iron pin; thence continuing with said curve, the chord of which is E. 36-29 W. 42.9 feet to an iron pin on the eastern right-of-way of Vaddell Road; thence with said right-of-way N. 8-06 E. 129 feet to an iron pin, the point of beginning.

That tract of land, containing 14.53 acres, more or less, lying on the northern side of Warehouse Court, having the following sites and bounds: BEGINNING at an iron pin on the northern right-of-way of Warehouse Court, which point is the southeastern corner of the 3.04-acre tract above described, and running thence with the line of said tract N. 7-30 W. 215.3 feet to an iron pin, on the southern right-of-way of the Southern Railway Company; thence with the curve of said right-of-way, the chords of which are as follows: N. 72-35 E. 100 feet to an iron pin; thence N. 75-41 E. 100 feet to an iron pin; thence N. 78-48 E. 100 feet to an iron pin; thence N. 80-24 E. 40 feet to an iron pin; thence continuing with the right-of-way of said railway, N. 6-40 W. 26.9 feet to an iron pin; thence continuing with the right-of-way of said railway N. 82-47 E. 2012.9 feet to an iron pin on the western right-of-way of Donnan Road; thence with the right-of-way of said road S. 14-26 E. 195.9 feet to an iron pin, intersection of said road with Warehouse Court; thence with the northern right-of-way of said Warehouse Court the following courses: S. 73-41 W. 410.7 feet to an iron pin; S. 74-23 W. 100 feet to an iron pin; S. 77-23 W. 169.4 feet to an iron pin; S. 82-43 W. 1260 feet to an iron pin; S. 83-12 W. 561.2 feet to an iron pin, the point of beginning.

That tract of land, containing 10 acres, more or less, lying on the southern side of Warehouse Court, having the following sites and bounds: BEGINNING at an iron pin, southern right-of-way of Warehouse Court, which pin is 1104.9 feet west of the intersection of Warehouse Court with Donnan Road, and running thence S. 1-10 W. 1208.8 feet to an iron pin; thence with line of property of Winifred Bahan Peters and Henriette S. Bahan S. 68-13 W. 463.6 feet to an iron pin; thence with line of property of Lincolnton Subdivision N. 10-28 E. 1203.8 feet to an iron pin, southern right-of-way of Warehouse Court; thence with said right-of-way N. 82-43 E. 270.6 feet to the beginning corner.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.



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