

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C. }
COUNTY OF GREENVILLE }

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

WHEREAS, ---Allied Textile Sales, Inc.---

(hereinafter referred to as Mortgagor) is well and truly indebted unto ---Community Bank, Greenville, S. C.--

(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

---Sixty-Five Thousand and No/100--- Dollars (\$ 65,000.00) due and payable
on or before December 9, 1985, repayable in equal monthly installments of
Eight Hundred Twenty-Three and 55/100 (\$823.55) Dollars commencing on January
9, 1976 and an equivalent amount on the 9th day of each consecutive month
thereafter until paid in full with power in the maker hereof to anticipate and
pay off any balance due hereunder at anytime prior to maturity without penalty
therefor.
with interest thereon from December 9, 1975 at the rate of nine (9%) per centum per annum, to be paid: Monthly

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, on the southwestern side of Pendleton Road, near the City of Greenville, and according to a plat of property of Allied Textile Sales, Inc. made by Carolina Engineering & Surveying Company on January 17, 1968, is described as follows:

BEGINNING at an iron pin on the southwestern side of Pendleton Road at the corner of property now or formerly owned by Martin and running thence with the Martin property, S. 34-00 W. 235.5 feet to an iron pin at corner of property of J. C. Goodwin (or formerly); thence with the line of said property, N. 56-00 W. 92 feet to an iron pin at corner of Jones (or formerly) property; thence with the line of said property, N. 34-00 E. 235.5 feet to an iron pin on Pendleton Road; thence with the southwestern side of said Road, S. 56-00 E. 92 feet to the beginning corner.

ALSO

ALL that lot of land in Greenville County, State of South Carolina, on the northern side of Oil Mill Road, near the City of Greenville, being a portion of Lot 6 and shown on a plat of property of S. W. Cox made by H. O. Jones in September, 1913, and according to plat made by Carolina Engineering & Surveying Company on January 17, 1968, is described as follows:

BEGINNING at an iron pin on the northern side of Oil Mill Road at the corner of property now or formerly owned by H. J. Martin and running thence with the northern side of said road, S. 75-38 W. 102 feet to an iron pin; thence with J. C. Goodwin (or formerly) line, N. 21-06 W. 186.8 feet to an iron pin in line of property of Jones (or formerly); thence with the line of said property and continuing with line of property of Vera Cox Bailey (or formerly) S. 56-00 E. 221.2 feet to an iron pin in line of Martin (or formerly) property; thence with the line of said property, S. 34-00 W. 30.7 feet to the beginning corner.

Continued on attached page

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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