

MAY 7 3 22 PM '76

State of South Carolina,

DORRNE S. TANNERSLEY  
A.M.C.

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, the said Crosrol, 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 Sixty Seven Thousand and no/100 Dollars (\$ 67,000.00 ),  
with interest thereon payable in advance from date hereof at the rate of 9-1/2 % per annum; the prin-  
cipal of said note together with interest being due and payable in (          )  
quarterly installments as follows:  
Beginning on August 7, 1976 19XX and on the same day of  
each quarterly period thereafter, the sum of  
Three Thousand Three Hundred Fifty & no/100 Dollars (\$ 3,350.00 )  
principal plus interest on the unpaid balance.

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          % 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.

NOW, 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 presents, 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 that piece, parcel and tract of land in the City and County of Greenville, State of South Carolina, situate, lying and being on the south side of Tower Drive and having, according to a survey for Greenville Municipal Airport, prepared by Piedmont Engineers, Architects & Planners, dated September 30, 1975, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Tower Drive, which iron pin is located 750 feet, more or less, from the southeast corner of the intersection of S. C. Highway No. 291 and Tower Drive and running thence with the southside of Tower Drive, N. 86-58 E. 347.5 feet to an iron pin; thence S. 5-35 E. 167.27 feet with the common boundary of the property now utilized as a RCAG Facility to an iron pin; thence N. 84-27 E. 127.17 feet with the rear boundary of the RCAG Facility to an iron pin; thence N. 5-38 W. 132.60 feet with the common boundary of the RCAG Facility to a nail and cap; thence N. 50-31 E. 49.03 feet to an iron pin at the joint front corner of the property presently owned by Crosrol Carding Developments, Inc. (Crosrol, Inc.); thence with the common boundary of the Crosrol property, S. 5-34 E. 255.95 feet; thence S. 85-36 W. 230.7 feet; thence S. 85-36 W. 316.1 feet to an iron pin; thence N. 1-19 E. 81.55 feet; thence N. 1-14 E. 187.8 feet to the point of beginning, containing 2.701 acres which is 117,655.56 square feet.

SUBJECT, HOWEVER, to the lease to Textile Hall Corporation of that portion of the above-described property located in the southwest corner, described as follows:

(See attachment)