

thence S. 65-59 E. 153 feet to a point; thence S. 51-29 E. 69.2 feet to a point; thence S. 17-24 E. 141 feet to a point; thence S. 40-39 E. 118 feet to a point; thence S. 51-13 E. 324 feet to a point on the western right-of-way of U. S. Highway 25 being the point of beginning, and being the same property conveyed to EMB-TEX Corporation by deed of Continental Laces, Inc., recorded on March 19, 1963, in Deed Book 718, Page 411, Greenville County RMC Office.

ALSO, all that certain piece, parcel or tract of land, together with improvements thereon, adjoining the above described property and 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 25 in the town of Travelers Rest, Greenville County, South Carolina and having the following metes and bounds according to plat entitled "Survey for EMB-TEX Corp.", dated August 17, 1972 by W. R. Williams, Jr., RLS.:

BEGINNING at an iron pin on the western right-of-way of U. S. Highway 25 at the corner of the above described property and running thence with the western right-of-way of U. S. Highway 25 S. 38-08 W. 380 feet to a point in Roe Road; thence N. 52-00 W. 176.5 feet to a point in Roe Road; thence N. 78-36 W. 168.3 feet to a point in Roe Road; thence S. 80-20 W. 631.1 feet to a point in Roe Road; thence N. 81-17 W. 275 feet to a point in Roe Road; thence S. 81-26 W. 170 feet in Roe Road; thence with the line of Gaston and McCarroll property N. 27-50 E. 394.1 feet to an iron pin on the southwestern side of Grassy Branch; thence continuing in the same direction to a point in the center of said Branch; thence with the center line of said Branch as the line, the traverse of which is N. 17-45 W. 185 feet to an iron pin on the northeastern side of said Branch at the corner of Goodlett property; thence running from the center of said Branch past said iron pin and with the line of said Goodlett property S. 88-44 E. 405 feet to an iron pin in a paved drive; thence continuing with the line of said Goodlett property and with the line of Hunt property N. 23-14 E. 1122 feet to an iron pin on the southern side of State Park Road; thence continuing across State Park Road N. 23-14 E. 315.9 feet to a point in Tubbs Mountain Road; thence S. 0-48 E. 342.2 feet across State Park Road to an iron pin on the southern side of State Park Road at the corner of the above described property; thence with the line of the above described property S. 0-48 E. 1127 feet to an old iron pin; thence continuing with the line of the above described property S. 75-50 E. 495.8 feet to an iron pin on the western right-of-way of U. S. Highway 25 at the point of beginning, being the same property conveyed to EMB-TEX Corporation by deeds of James Allen Roe, recorded on December 18, 1972, in Deed Book 963, Page 194; of Boyce Thornton Roe recorded December 18, 1972 in Deed Book 963, Page 191; of Nora Neves Roe, Charlotte A. Roe, Robert B. Roe, Jr., Lucinda Roe Turner and Rebekah Roe Brown, recorded December 18, 1972 in Deed Book 963, Page 187.

(The mortgagor and mortgagee have entered into a term loan agreement dated OCTOBER 11, 1976, 1976, which is incorporated herein by reference, and it is understood and agreed by the mortgagor herein that any default by the mortgagor or either of the guarantors under said term loan agreement shall constitute a default under this mortgage.)

(South Carolina documentary stamps in the amount of Six Hundred (\$600.00) Dollars have been purchased and affixed to a mortgage of even date herewith given by the mortgagor herein to the mortgagee herein to secure the same note described above, which mortgage has been filed for recordation in the Office of the Clerk of Court for Pickens County, South Carolina.)

Mortgagee's Address:

Bankers Trust of South Carolina
P. O. Box 608
Greenville, South Carolina 29602

TOGETHER with all and singular the Rights, Members, Hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said mortgagee, heirs, successors and assigns forever. And the said mortgagor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said mortgagee, the mortgagee's heirs, successors and assigns, from and against itself, its successors and assigns, and every person whomsoever claiming or to claim the same or any part thereof.

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