

FILED
GREENVILLE CO. S. C.

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BOOK 1388 PAGE 606

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SONNIE S. TANKERSLEY
R.H.C.

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

WHEREAS, PITTMAN'S TEXTILE MACHINERY & SUPPLY CO., INC.

hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTH CAROLINA NATIONAL BANK

(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 THOUSAND AND NO/100-----

----- Dollars \$ 60,000.00 due and payable
\$902.54 per month for a period of 8 years with payments first applied to the interest and the balance to principal and with the first payment to be March 10, 1977,

with interest thereon from _____ date at the rate of 9-3/4% 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:

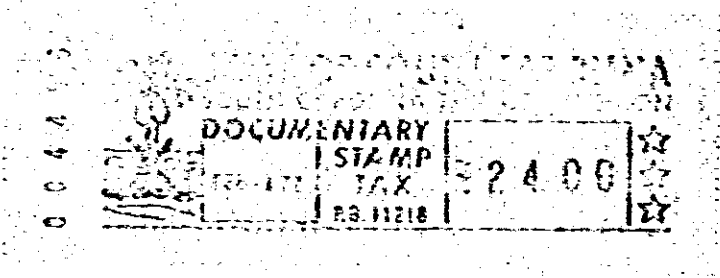
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, at the Southeast intersection of the Greenville-Easley Highway and White Horse Road, and according to survey made by Piedmont Engineering Service on February 16, 1949, is described as follows:

BEGINNING at a stake on the South side of Greenville-Easley Highway at the beginning of the turnout of the intersection with White Horse Road, and running thence with South side of Greenville-Easley Highway N. 87-39 E. 208.1 feet to stake; thence S. 25-36 E. 323 feet to stake; thence S. 63-24 W. 257.2 feet to stake on White Horse Road; thence with Eastern side of the White Horse Road N. 26-14 W. 363.8 feet to stake at beginning of turnout of the said intersection; thence with curve of the intersection of the Greenville-Easley Highway, the chord of which is N. 30-46 E. 83.8 feet to the beginning corner.

This being the same property conveyed to Pittman's Textile Machinery & Supply Co., Inc. on February 4, 1977, recorded simultaneously with this mortgage.

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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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