

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

1365 Westboro St  
Sub 700 Atlanta Ga 30309

**MORTGAGE OF REAL ESTATE**

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Weereas, Westboro Corporation the successor in interest to the Westboro Weaving Co., Inc; and

WHEREAS, Westboro Corporation, a corporation organized and existing under the laws of the State of North Carolina. (hereinafter referred to as Mortgagor) is well and truly indebted unto the United States of America, Economic Development Administration

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of:

Two Hundred Thousand and No/100-----Dollars  
(\$200,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 7% per centum per annum, to be paid as provided for in said note; and,

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 tract of land, together with all improvements thereon, situate, lying and being in the County of Greenville, City of Greenville, State of South Carolina, on the North side of East Washington Street Extension, containing 3.33 Acres as shown on plat of Westboro Corporation made by Carolina Surveying Co., dated February 24, 1978, recorded in the RMC Office for Greenville County, S. C., in Plat Book 6 J at Page 86, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap in East Washington Street Extension, which point is the Southwest corner of said property being described and runs thence N. 17-18 W. 31 feet to an iron pin; thence S. 59-58 W. 26.5 feet to an iron pin; thence N. 32-54 W. 83.9 feet to an iron pin; thence N. 66-38 W. 147.5 feet to an iron pin; thence N. 73-25 W. 75.4 feet to an iron pin in the Southern right-of-way of Seaboard Coast Line Railroad; thence along the right-of-way of said railroad the following courses and distances; N. 73-56 E. 223.3 feet to an iron pin, N. 75-02 E. 105.3 feet to an iron pin, N. 78-26 E. 96.6 feet to an iron pin, N 82-39 E. 97.1 feet to an iron pin, N. 87-16 E. 97.2 feet to an iron pin, S. 88-11 E. 116.5 feet to an iron pin at the corner of property of Lullwater Syndicate, Inc.,; thence S. 17-27 E. 218.7 feet to an iron pin; thence S. 16-15 W. 72.3 feet to an iron pin on the north side of East Washington Street Extension; thence along said Street the following courses and distances; N. 74-55 W. 127 feet to an iron pin; N. 86-41 W. 190.6 feet to an iron pin and S. 72-00 W. 176.5 feet to the point of beginning.

The above property is subject to a right-of-way to the City of Greenville, located at the Southwest corner of said property granted by Westboro Weaving Co., Inc. dated December 9, 1970, recorded in the RMC Office for Greenville County, S. C. in Deed Book 904 at page 512.

This mortgage is junior to the lien of that mortgage of even date given by the mortgagor to J. S. Singletary in the amount of One Hundred Fifty Three Thousand Nine Hundred and No/100---- (\$153,900.00).

This is a portion of the property conveyed to the mortgagor by Boro Tape CO., Inc., deed recorded in Deed Book 752 Page 441 on July 8, 1964, and by deed from Lullwater Syndicate Inc. rec. Sept. 16, 1969 Book 875 Page 583.

Together with all and singular rights, members, hereditaments, and appurtenances to one same belonging in any way incident or appertaining, and of all 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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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