

LEATHERWOOD, WALKER, TADD & MANN

515 Buncombe Street, Greenville, S.C. 29601

FILED
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA) PURCHASE MONEY
COUNTY OF GREENVILLE) MORTGAGE OF REAL ESTATE BY A CORPORATION

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, EDDA TEXTILE MACHINES OF S. C., INC., a corporation chartered under the laws of the State of South Carolina (hereinafter referred to as Mortgagor), is well and truly indebted unto WALTER S. GRIFFIN (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 THIRTY-TWO THOUSAND, EIGHT HUNDRED THIRTY-SEVEN AND 50/100 Dollars (\$32,837.50) due and payable Fourteen Thousand, Three Hundred Thirty-Seven and 50/100 Dollars (\$14,337.50) on the first day of April, 1979, and Eighteen Thousand, Five Hundred and No/100 Dollars (\$18,500.00) on the first day of October, 1980, with interest thereon from April 1, 1978 at the rate of seven and one-half (7-1/2%) per centum per annum, to be paid: April 1, 1979 and October 1, 1980.

The Mortgagor shall have the privilege of prepaying the Note this Mortgage secures in full, without penalty, at any time prior to maturity after December 31, 1978. No prepayment may be made prior to January 1, 1979.

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, his heirs and assigns:

ALL that certain piece, parcel or tract of land containing 2.063 acres, situate, lying and being on the south side of a frontage road along U. S. Highway I-85 near the intersection of Roper Mountain Road in Greenville County, South Carolina, having the following metes and bounds, according to plat entitled "Property of Edda Textile Machines," dated March, 1978, by Dalton & Neves Co., Engineers:

BEGINNING at an iron pin on the southern right-of-way of said frontage road, which pin is located 925.46 feet west of the intersection of said frontage road right-of-way and the western right-of-way of Roper Mountain Road and running thence S. 07-24 E. 435.4 feet to an iron pin in the line of property now or formerly of General Electric; thence with the line of said General Electric property S. 68-48 W. 225.5 feet to a concrete monument; thence continuing with the line of General Electric property N. 08-37 W. 367.81 feet to a concrete monument on the southern right-of-way of said frontage road; thence with said frontage road right-of-way N. 54-25 E. 257.25 feet to the point of Beginning and being the same property conveyed to the mortgagor by deed of Walter S. Griffin dated April 1, 1978, to be recorded.

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