

MORTGAGE OF REAL ESTATE -

Mortgagee's mailing address: P. O. Box 5823, Greenville, S. C. 29606

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED MORTGAGE OF REAL ESTATE
GREENVILLE CO. S. C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

NOV 3 4 07 PM '78

WHEREAS, J. E. Woodside, as Trustee

(hereinafter referred to as Mortgagor) is well and truly indebted unto Textile Hall Corporation

(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
Fifty Five Thousand and No/100----- Dollars (\$ 55,000.00) due and payable

in 120 monthly payments of principal and interest of Six Hundred Sixty Seven and 37/100-----
(\$667.37)

with interest thereon from date at the rate of eight (8) 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

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat entitled "Property of J. H. Woodside, Trustee" prepared September 28, 1978 by Dalton and Neves containing 1.114 acres and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the western side of North Academy Street at the corner of property of L. R. Duncan; thence with the western side of North Academy Street N. 22-26 E. 75.3 feet to an iron pin; thence continuing with the western side of North Academy Street N. 17-56 E. 63.4 feet to an iron pin at the intersection of North Academy Street and Hampton Avenue; thence with the curvature of said intersection the chord of which is N. 7-46 W. 26.4 feet to an iron pin on the southwest side of Hampton Avenue; thence with the southwestern side of Hampton Avenue N. 47-46 W. 249.0 feet to an iron pin at the corner of property of the Bishop of Charleston; thence with the line of said property S. 29-04 W. 193.9 feet to an iron pin; running thence S. 29-04 W. 9.9 feet to an iron pin at the corner of the property of Carl Floyd; running thence with the line of said property S. 65-03 E. 137.03 feet to an iron pin; running thence S. 23-36 W. 43 feet to an iron pin; running thence S. 69-11 E. 4 feet to an iron pin on the western side of an alley; running thence S. 69-11 E. 16.25 feet to an iron pin at the corner of property of L. R. Duncan; running thence with the line of said property S. 70-00 E. 120.00 feet to the point of beginning.

Also a non-exclusive easement to J. E. Woodside as Trustee, his heirs, successors and assigns forever, for ingress, egress and parking over and across that portion of the property shown on the aforesaid plat of property of Carl Floyd identified in red cross-hash marks located at the northwestern corner of said property and marked "access" together with the right to maintain the underground oil tank and line on said property for the benefit of the property as described above.

Together with an easement for a storm-sewer drainage line for the benefit of the above property over and across the property on said plat of property of Carl Floyd leading from said property herein to West Washington Street.

Together with an easement for ingress and egress over and across that certain alley, approximately 15 feet in width, shown on said plat of property of Carl Floyd, located on the eastern edge thereof, for the benefit of the property, and mortgagors interest in that certain walkway 6 feet in width. (OVER -----)

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 such 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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