

Mortgagee's Mailing Address: P.O. Box 3764, Greenville, S. C.  
GREENVILLE CO. S. C.

1700 421

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAY 4 10 59 AM '79  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Textile Specialties, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Dreugh R. Evins and Chester A. Reece

(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

Seventeen Thousand Two Hundred Fifty and No/100 Dollars (\$ 17,250.00 ) due and payable

To be paid in full on or before three (3) years from date together

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of eight \_\_\_\_\_ per centum per annum, to be paid:

to be computed and paid semi-annually

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:

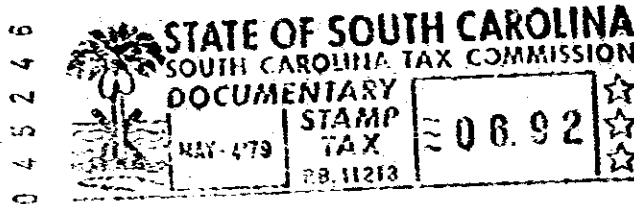
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, lying on the northeastern side of Old Buncombe Road and containing 1.28 acres according to plat entitled Textile Specialties, Inc. prepared by Carolina Surveying Company dated April 25, 1978 being recorded in the R.M.C. Office for Greenville County in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Old Buncombe Road which iron pin lies 219.4 feet northwest of the intersection of Old Buncombe Road and Irene Circle, and running thence with the northeast side of Old Buncombe Road N. 65-42 W. 151.8 feet to an iron pin at the corner of a 25 foot driveway; thence with the line of said 25 foot driveway (a permanent easement is granted to Grantees to use said driveway for ingress and egress) N. 26-07 E. 319.2 feet to an iron pin; thence S. 63-27 E. 204.3 feet to an iron pin; thence with the line of Lot 41 S. 35-43 W. 154.9 feet to an iron pin; thence with the line of Lot 2 S. 35-48 W. 161.8 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Dreugh R. Evins and Chester A. Reece of even date and to be recorded herewith.

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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.

DO 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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