

1503 1986

MORTGAGE OF REAL ESTATE BY A CORPORATION

Offices of Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.
Dresdner Bank AG
Grand Cayman Branch
c/o New York Branch, 60 Broad Street, New York, New York 10004

State of South Carolina

COUNTY OF GREENVILLE

RECORDED
JUN 14 1986
SHERIFF'S OFFICE
GREENVILLE, S.C.

To All Whom These Presents May Concern:

Brandon Drying Fabrics Inc. (a wholly owned subsidiary of Wangner Systems Corporation)

(herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, Brandon Drying Fabrics Inc. (a wholly owned subsidiary of Wangner Systems Corporation)

a corporation chartered under the laws of the State of Delaware, is well and truly indebted

to the mortgagee in the full and just sum of Ten Million (\$10,000,000) Dollars, or so much thereof as shall have been advanced

by in and by its certain promissory note in writing, ~~of even date herewith due and payable~~ and Loan Agreement (hereinafter collectively referred to as "Note") of even dated herewith due and payable on or before December 31, 1986

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with interest from date advanced, at the rate of specified in said Note

~~XXXXXXXX~~ until paid; interest to be computed and paid as provided therein

~~XXXXXXXX~~ all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including ten per cent of the indebtedness as attorney's fee, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said 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 said Dresdner Bank AG:

All that piece, parcel or lot of land with improvements thereon situate in Gantt Township, Greenville County, State of South Carolina, about three (3) miles South of the Greenville County Courthouse, lying and being on the East side of Piedmont Highway, leading from Greenville, S.C. to Piedmont, S.C., and having according to survey thereof made by R. E. Dalton, October, 1935, the following metes and bounds, to-wit:

BEGINNING at a stake on the East side of said Piedmont Highway, said stake being at the corner of lands now or formerly of Henry Garrison, and running thence with the East side of said Highway, N. 11-24 W. 370 feet to an iron pin; thence still with said Highway, N. 5-14 W. 330 feet to a stone; thence S. 85-03 E. 1146 feet to a stake;

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