

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
DEB 25 4 02 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE BOOK 1533 PAGE 501

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, KM Fabrics, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto the Greenville County Redevelopment Authority

(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 and no/100----- Dollars (\$17,000.00) due and payable -n 180 consecutive monthly installments of One Hundred Eighty and 37/100 (\$180.37) Dollars, due and payable the 15th of each month, commencing on April 15, 1981.

with interest thereon from said date at the rate of 5% 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 those pieces, parcels or lots of land situate, lying and being at the Southwestern corner of the intersection of Bennett Street and Grier Street, near the City of Greenville, State of South Carolina, being known and designated as Lots Nos. 49 and 50 as shown on a plat entitled "Section No. 1, Subdivision for Abney Mills, Brandon Plant, Greenville, SC", prepared by Dalton & Neves, dated February, 1959, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ at Pages 56-59, and being, in the aggregate, the following metes and bounds:

BEGINNING at an iron pin at the Southwestern corner of the intersection of Bennett Street and Grier Street, and running thence with the Southern side of Grier Street N. 56-17 E. 86 feet to an iron pin; thence continuing with the Southern side of Grier Street N. 78-24 E. 187 feet to an iron pin at the Southwestern corner of the intersection of Grier Street and Jones Street; thence with the Western side of Jones Street S. 16-22 E. 65 feet to an iron pin at the joint front corner of Lots Nos. 48 and 49; thence with the line of Lot No. 48 S. 58-27 W. 121 feet to an iron pin at the joint rear corner of Lots. Nos. 51 and 52; thence with the rear line of Lot No. 51 N. 33-13 W. 70 feet to an iron pin; thence with the line of Lot No. 51 S. 56-47 W. 120 feet to an iron pin on the Eastern side of Bennett Street; thence with the Eastern side of Bennett Street N. 33-13 W. 57 feet to the point of BEGINNING.

Greenville County Redevelopment Authority
Bankers Trust Plaza, Box PP-54
Greenville, South Carolina 29601

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of a deed from Abney Mills, recorded in Deed Book 1105 at Page 823 on June 29, 1979 in the RMC Office for Greenville County, SC.

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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