

Greenville, SC

MORTGAGE OF REAL ESTATE

BOOK 1316 PAGE 135

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED  
GREENVILLE CO. S. C.  
JUL 18 1 53 PM '83  
BONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, PITTMAN'S TEXTILE MACHINERY & SUPPLY CO., INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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

FORTY-FIVE THOUSAND AND NO/100 - - - - - Dollars (\$45,000.00 ) due and payable

\$1,000.00 per month, plus Southern Bank & Trust Company's PRIME RATE OF INTEREST, PLUS 1/2%, payable monthly, the first payment to commence one month from date and to continue in the same manner until the full amount plus interest has been paid with interest thereon from date at the rate of stated above percentum 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, on the western side of South Carolina Highway No. 186 being part of the property shown on a plat of the Estate of Fred W. Symes, recorded in the RMC Office for Greenville County in Plat Book PP, at page 103, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the west side of South Carolina Highway No. 186 at the joint corner of the within described property and property now or formerly belonging to Forrester, and running thence with the Forrester line S. 76-51 W. 300 feet to a point; thence running parallel to South Carolina Highway No. 186 a new line the approximate course of N. 22-00 W. 230 feet to a point; thence N. 76-51 E. 300 feet to a point on the west side of South Carolina Highway No. 186; thence along the west side of said Highway approximately S. 22-00 E. 230 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of John Perkins Industries, Inc. on January 14, 1983, recorded in the RMC Office for Greenville County on January 17, 1983, in Deed Book 1180, page 937.

REC'D --- 1 JUL 1983 1472

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
JUL 18 1983  
TAX  
\$ 18.00  
F.B. 11-1-78

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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