

MORTGAGE

VOL 1687 PAGE 931

THIS MORTGAGE is made this 31st day of October 19 84, between the Mortgagor, Pittman's Textile Machinery and Supply Co., Inc. (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Fifty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated 10/31/84 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 9/27/85;

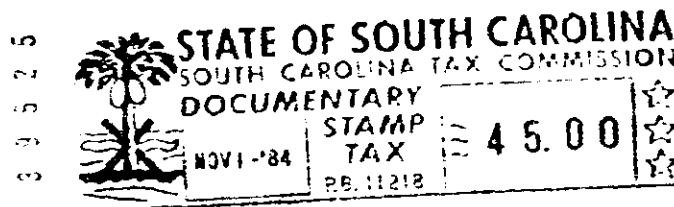
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that tract of land in Greenville Township, Greenville County, State of South Carolina, at the Southwest intersection of the Greenville-Easley Highway and White Horse Road, and more particularly described as follows:

BEGINNING at a stake on the south side of Greenville-Easley Highway at the beginning of the turnout of the intersection with White Horse Road and running thence with the south side of the Greenville-Easley Highway north 87-39 east 208.1 feet to a stake; thence south 25-36 east 323 feet to a stake; thence south 63-24 west 257.2 feet to a stake on the White Horse Road; thence with the eastern side of White Horse Road north 26-14 west 363.8 feet to a stake at the beginning of the turnout of the intersection; thence with the curve of the intersection of the Greenville-Easley Highway, the chord of which is north 30-46 east 83.8 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of MALJA Corporation dated February 4, 1977 and recorded on February 4, 1977 in the RMC Office for Greenville County in Deed Book 1050 at page 598.

This is a second mortgage and is junior in lien to that mortgage executed in favor of South Carolina National Bank by Pittman's Textile Machinery and Supply Co., Inc. dated February 4, 1977 and recorded February 4, 1977 in the RMC Office for Greenville County in Mortgage Book 1388 at Page 606 in the original sum of \$60,000.00.



which has the address of 2.29 acres, Corner of Greenville-Easley Highway & White Horse Road, Greenville, South Carolina (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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