

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEFEAS, BROOKLINE CARPETS, INC., a corporation organized and existing under the laws of the State of South Carolina (hereinafter referred to as Mortgagor) is well and truly indebted unto THE CITIZENS AND SOUTHERNATIONAL BANK OF SOUTH CAROLINA

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of Commercial Affiliates, Inc. and guarantee of Brookline Carpets Inc. dated even date herewith, in the sum of: TWO HUNDRED FIFTY THOUSAND AND NO/100 Dollars

(\$250,000) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference herewith, and said agreement is incorporated herein by reference to the same as set forth in the written herein. The Mortgagor has guaranteed said loan and is hereby executing this mortgage as a guarantee to the bank and failure by Commercial Affiliates, Inc., to comply with any of the terms and provisions of said Agreement shall constitute a default by the Mortgagor hereunder, and in such case the Bank shall have the same rights (as if there had been a default in the payment of the Note secured hereby.

Handwritten notes and signatures:
P. O. BOX 10333
GREENVILLE, S. C. 29603
APR 24 1975
See Stamp for 100.00
Cancelled - 3-28-75
Original Mortgage #11-52,000.00
Properly stamped - the mortgage
acquired by Bank had not to be
which *[Signature]*
A.S. Telle
Cancelled
[Signature]
121649
RECORDING FILE
PAID \$ 36.00
REC'D DAY OF FEB

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

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