

LEATHERWOOD, WALKER, TODD & MANN
MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
1307 PAGE 346
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.H.C. 300K 42 PAGE 303

WHEREAS, EMB-TEX CORPORATION

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA, N. A.

(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 FIVE HUNDRED THOUSAND AND NO/100THS-----

-----Dollars (\$ 500,000.00) due and payable monthly from date with interest thereon from date at Bankers Trust prime rate plus 1% to be adjusted each quarter. Payments to be applied first to interest and then to principal with first payment due thirty (30) days after construction of new facility is completed or six (6) months after date, whichever occurs first. The proceeds of this loan can be drawn down by the mortgagor in increments as needed for the purpose of funding the new facility. 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, in Bates Township, about ten miles north of the City of Greenville, within the corporate limits of the Town of Travelers Rest and on the Old Little Texas Road and Poinsett Highway, known as U. S. 25 and having according to a recent survey prepared by C. C. Jones, entitled "Plan of Bates Township, South Carolina, dated July 13, 1962" said will become a first priority lien on the property referred to hereinabove.

LEATHERWOOD, WALKER, TODD & MANN

Consolidated
Donnie & Tankersley
RMC
Satisfied in Full
Bankers Trust of South Carolina, N.A.
By: *[Signature]*
Witness: *[Signature]*
Witness: *[Signature]*



RECORDED APR 16 '74

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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.