

STATE OF SOUTH CAROLINA, }

COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Southern Textile Machinery Company, a corporation chartered under the laws of the State of South Carolina, with its principal place of business at Greenville, in the State of South Carolina. SEND GREETING: WHEREAS, the said Southern Textile Machinery Company

in and by its certain promissory note in writing, of even date with these presents is well and truly indebted to American Bank & Trust Company, of Greenville, S.C.

in the full and just sum of fifteen thousand (\$15,000.00) Dollars, to be paid three years after date

with interest thereon from at the rate of seven per cent. per annum, to be computed and paid semi-annually

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten per cent of the amount due thereon

of said Note, besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain and release unto the said Mortgagee, and its

successors and Assigns, forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville County, State aforesaid, and described as follows, according to metes and bounds, to-wit:

Beginning at a stake on the South side of Pendleton, corner of Mrs. McHugh's property; thence along said line S. 26-05 E. 69 feet to fence post; thence continuing with same property S. 49-10 E. 31 feet to a stake; thence along line of property of Mabel McB. Charles S. 69-0 W. 117.3 feet to an iron pipe on line of Rosa K. Ashmore property; thence along said line N. 31-08 W. 100 feet to fence post, on the South side of Pendleton Street; thence along South side of Pendleton Street N. 70-11 E. 114.4 feet to the beginning corner.

This being the same lot of land conveyed to Southern Textile Machinery Company by W.W. - Carter by deed not yet recorded.

It is understood between the parties hereto that this mortgage is junior in lien to that of a mortgage given to W.W. Carter in the sum of Twenty thousand (\$20,000.00) Dollars not, yet recorded.

This mortgage and the note which it is given to secure is executed pursuant to authority contained in resolution of Stockholders meeting of Southern Textile Machinery Company, held November 15th, 1924 of which the following is a copy.

"Resolved: That the officers of the corporation be authorized to sell the real property, or to exchange the same upon the best terms that they may be able to procure, accepting therefor cash or other property at its fair marketable value, they to be the sole judges of its value and that they are hereby authorized and directed to execute such mortgage or mortgages or other written instruments as may be necessary to carry out the purposes of this resolution according to its tenor."

For Release to this mortgage see Deed Book 205 Page 181 deed to W. W. Carter.