

REAL ESTATE MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss.

TO ALL WHOM THESE PRESENTS MAY CONCERN: The undersigned Ernest B. Driskell
of Greenville, S. C., hereinafter called the mortgagor, send(s) greetings:

WHEREAS, the mortgagor is well and truly indebted unto The Cotwool Manufacturing Corporation, a corporation organized and
existing under the laws of Delaware, hereinafter called the mortgagee, as evidenced by a certain promissory note of even date herewith, the
terms of which are incorporated herein by reference, in the principal sum of
Twenty-Three Hundred and Ninety-Five - - - dollars (\$2395.00),
with interest from date at the rate of six per centum (6%) per annum until paid, computed monthly on the unpaid balance of said
principal sum until paid in full; said principal and interest being payable in monthly installments of \$ 23.37 each com-
mencing on the 1st day of June, 1950 and on the first day of each month thereafter until the principal and interest are
fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the 1st day of
May 19 62 and provided further that the whole or any part of said principal sum may be anticipated and paid
without penalty at any time prior to such final due date.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof
to the mortgagee according to the terms and conditions of said note and also in consideration of the further sum of Three Dollars (\$3)
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, the following described real estate situated in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land, with improvements thereon, situate, lying and being in Judson Mills Village, Greenville County,
South Carolina, and being known and designated as Lot No. 10, of Block 7, according to a plat of said Block made by
Piedmont Engineering Service, Greenville, S. C., dated April 11, 1950, plats of Blocks 7, 8, 9, 10, 11, 12, 13 and 14 being recorded in
the R.M.C. Office for Greenville County, S. C., respectively, in Plat Book X, at pages 143-157, inclusive. The lot above described and
herein conveyed fronts on Fourth Street ~~44-263~~ approximately 70 feet.

This is the identical property this day conveyed to the Mortgagor by The Cotwool Manufacturing Corporation by its deed con-
temporaneously delivered and to be contemporaneously recorded with this mortgage in the R.M.C. office for Greenville County, S. C.

This mortgage is given to secure the credit portion of the purchase price of the within described property.

Subject, however, to all the reservations, exceptions, conditions, restrictions and limitations set forth in said deed to the Mortgagor.

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

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever; subject, how-
ever, to the reservations, exceptions, conditions, restrictions and limitations herein above referred to. And subject to said reservations, ex-
ceptions, restrictions and limitations the Mortgagor hereby binds himself, his heirs, devisees, executors and administrators to warrant and
forever defend all and singular the said premises unto the Mortgagee, its successors and assigns from and against the Mortgagor, his heirs,
devisees, executors, administrators and assigns and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

And its is further agreed that in addition to and at the time of payment of the monthly installments of principal and interest as stipulated
above the Mortgagor shall pay over to the Mortgagee, until said note be paid in full, an amount equal to 1/12th (or one month's prorata
portion if less than 12 months will expire before due) of the annual fire and windstorm insurance premiums, and taxes (all as estimated by
the Mortgagee) next due on or in connection with said premises plus the amount of any other assessments or other charges hereafter im-
posed on or against said premises on demand of the mortgagee; provided, however, that if an adjustment in the amount of said monthly pay-
ments for insurance premiums and taxes becomes necessary in order to meet the same before they become delinquent, the Mortgagee is
hereby authorized to make such adjustments and the Mortgagor shall thereafter pay such adjusted amount each month until further ad-
justment be made; and provided further that the Mortgagee shall hold said payments in trust to pay such insurance premiums and taxes an-
nually before the same become delinquent; and in the event of the foreclosure of this mortgage any of said funds in the hands of the Mort-
gagee on the date of filing complaint for such foreclosure shall be applied (first to interest and then to principal) on the indebtedness then
due under said note; and upon payment in full of said indebtedness any balance of said funds in the hands of the Mortgagee shall be sur-
rendered to the Mortgagor, his executors, administrators, heirs, devisees or assigns. Upon failure of the Mortgagor to pay to the Mortgagee
the necessary amount to meet said taxes and insurance premiums or any other assessments or charges hereafter imposed on or against said
premises when due, the Mortgagee may advance the funds to pay the same and all sums so advanced, with interest thereon from date of ad-
vancement at the rate of six (6) per centum per annum until repaid, shall stand secured by this mortgage.

And upon breach of or default in any of the terms, conditions or agreements of this mortgage or of the note hereby secured, the
Mortgagee, its successors or assigns may at its option declare the entire unpaid balance immediately due and payable and proceed to collect
the same, together with all costs of collection including an attorney's fee of ten (10) per centum which shall stand secured hereby, by the
foreclosure of this mortgage and sale of the premises above described.

And the Mortgagor hereby assigns to the Mortgagee, its successor or assigns all the rents, issues and profits of said premises from and
after the breach of, or default in any of the terms, conditions or covenants hereof or of said note; and any judge of the circuit court of said
State, at Chambers or otherwise, and upon ex parte proceedings, or otherwise, may appoint a receiver, with authority to take possession of
said premises to collect said rents, issues and profits and apply the net proceeds so collected (after paying costs of collection) upon said
principal, interest, insurance premiums, taxes or other legal assessments, costs or expenses, without liability to account for anything more
than the rents issues and profits actually collected, less said costs.

No assumption of payment of the indebtedness secured by this mortgage, except by the original Mortgagor named herein, his heirs,
devisees, administrators or executors, shall be permitted or procured without the consent in writing of the Mortgagee, its successors or assigns.

PROVIDED ALWAYS, NEVERTHELESS, that it is the true intent and meaning of the parties to these presents that if the Mortgagor
shall well and truly pay or cause to be paid to the Mortgagee, its attorneys, successors or assigns, the said debt or sum of money aforesaid,
with interest thereon, if any be due, according to the true intent and meaning of the aforesaid note and the conditions thereof, then the
estate hereby granted shall cease, determine and be utterly null and void; otherwise it shall remain in full force and virtue.

And it is further agreed by and between said parties that the mortgagor shall hold and enjoy possession of said premises until default of
payment shall be made.

The covenants herein contained shall bind and the benefits and advantages shall inure to the Mortgagor, his heirs, devisees, executors,
administrators and assigns and to the Mortgagee, its successors and assigns respectively.

Where required for clarity of context the masculine gender as used herein shall also include and denote the feminine gender and the
singular number shall also include and denote the plural number.

Handwritten notes at the bottom of the page, including 'Paid satisfied and cancelled this 15th Day of May, 1953', 'Witness Kay N. Tompkins', 'Adice Cobb', 'The Cotwool Manufacturing Corp.', 'By: R. L. Collette Asst. Treasurer'.

Printed text at the bottom: SATISFIED AND CANCELLED OF RECORD, 16 DAY OF May 19 53, R. M. C. FOR GREENVILLE COUNTY, S. C., AT 8:39 O'CLOCK A. M. NO. 11143