

State of South Carolina

FILED
GREENVILLE
JUN 1 11 41 AM '83
DONALD

BOOK 1609 PAGE 375

Mortgage of Real Estate

County of Greenville

THIS MORTGAGE is dated June 1, 19 83

THE "MORTGAGOR" referred to in this Mortgage is Bahan Textile Machinery Co., Inc.

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is Post Office
Box 39, Anderson, South Carolina 29622

THE "NOTE" is a note from Bahan Textile Machinery Co., Inc.
to Mortgagee in the amount of \$ 1,450,000.00, dated June 1, 19 83. The
Note and any documents renewing, extending or modifying it and any notes evidencing future or past
advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The
final maturity of the Note is February 1, 19 84. The amount of debt secured by
this Mortgage, including the outstanding amount of the Note and all Future ^{of past} Advances under
paragraph 13 below, shall at no time exceed \$ 1,650,000.00, plus interest, attorneys' fees, and
court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under
paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee
shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest:
(a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c)
Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts
which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other
valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and
convey to Mortgagee, its successors and assigns, the following described property:

ALL those tracts of land, with all improvements thereon, lying in Paris School District,
near the community of Paris, Greenville County, South Carolina, constituting a portion
of property shown on plat entitled Property of Estate of W. H. Bahan, prepared by
Dalton & Neves, Engineers, dated February, 1965, a portion of which is more particularly
shown on plat entitled Property of Bahan Estate, et al., dated July, 1974, prepared by
Dalton & Neves, Engineers, containing, in the aggregate, 27.57 acres, more or less, and
separately described as follows:

That tract, containing 3.04 acres, more or less, lying on the northern side
of Warehouse Court and the eastern side of Waddell Road, having the following
metes and bounds: BEGINNING at an iron pin on the eastern right-of-way of
Waddell Road, at the southern right-of-way of the Southern Railway Company,
and running thence with said railroad right-of-way N. 58-16 E. 401.6 feet to
an iron pin; thence continuing with said right-of-way N. 59-14 E. 125.3 feet
to an iron pin; thence continuing with said right-of-way N. 62-14 E. 165.4
feet to an iron pin; thence continuing with said right-of-way N. 67-34 E.
174.8 feet to an iron pin, corner of 14.53-acre tract hereinafter described;
thence with said tract S. 7-30 E. 215.3 feet to an iron pin on the northern
right-of-way of Warehouse Court; thence with the right-of-way of said street
S. 81-35 W. 61 feet; thence continuing with said right-of-way S. 80-44 W.
151.5 feet; thence with the curve of said right-of-way, the chord of which
is S. 75-56 W. 62.6 feet to an iron pin; thence with said right-of-way
S. 56-27 W. 560.9 feet to an iron pin, curve of the intersection of said
Warehouse Court with Waddell Road; thence with the curve of said intersection,
the chord of which is S. 74-04 W. 41.5 feet to an iron pin; thence continuing
with said curve, the chord of which is N. 36-29 W. 42.9 feet to an iron pin
on the eastern right-of-way of Waddell Road; thence with said right-of-way
N. 8-06 E. 129 feet to an iron pin, the point of beginning.

That tract of land, containing 14.53 acres, more or less, lying on the northern
side of Warehouse Court, having the following metes and bounds: BEGINNING at
an iron pin on the northern right-of-way of Warehouse Court, which point is
the southeastern corner of the 3.04-acre tract above described, and running
thence with the line of said tract N. 7-30 W. 215.3 feet to an iron pin, on
the southern right-of-way of the Southern Railway Company; thence with the
curve of said right-of-way, the chords of which are as follows: N. 72-35 E.
100 feet to an iron pin; thence N. 75-41 E. 100 feet to an iron pin; thence
N. 78-48 E. 100 feet to an iron pin; thence N. 80-24 E. 40 feet to an iron
pin; thence continuing with the right-of-way of said railway, N. 6-40 W.
26.9 feet to an iron pin; thence continuing with the right-of-way of said
railway N. 82-47 E. 2012.9 feet to an iron pin on the western right-of-way

Continued on attached
sheet

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any
way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now
or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference
thereto);

BT-002 (9/77)

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
JUN 1 1983
580.00

0.375

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