

MORTGAGE OF REAL ESTATE

WALKER, EVANS & COBURN CO., CHARLESTON, S. C. 14588-9-13-40

STATE OF SOUTH CAROLINA,)

COUNTY OF GREENVILLE.)

WHEREAS, The Woodside Securities Co. is duly incorporated under the laws of the State of South Carolina and has by law and by virtue of its charter, full power and authority to borrow money for its general corporate purposes and to make and issue its promissory note or notes and to secure the same by mortgage of any and all of its property; and

WHEREAS, at a meeting of the Board of Directors of the said corporation duly called and held at Greenville, S. C., on October 8, 1941, a resolution was unanimously adopted authorizing and officers of this corporation, for its general corporate purposes, to borrow the sum of not exceeding Twenty-five Thousand (\$25,000.00) Dollars and to issue therefor a note of said corporation and to secure the same by the execution of a mortgage upon its property hereinafter described; and

WHEREAS, said officers, pursuant to said resolution, have arranged with Easley Cotton Mills, a corporation created under the laws of the State of South Carolina, for the loan of said money,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS That The Woodside Securities Co. SEND GREETINGS:

WHEREAS, the said The Woodside Securities Co., on and by its certain promissory note in writing, of even date with these presents, is well and truly indebted to Easley Cotton Mills, in the full and just sum of TWENTY-FIVE THOUSAND (\$25,000.00) DOLLARS, to be paid October 15, 1943, with the right to anticipate payment in whole or in part on any interest date, with interest thereon from date at the rate of four per centum 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, thence 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; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases, the mortgagor promises to pay all costs and expenses, including a reasonable attorney's fee to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that the said The Woodside Securities Co., in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Easley Cotton Mills according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said The Woodside Securities Co. in hand well and truly paid by the said Easley Cotton Mills at and before the signing of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents does grant, bargain, sell and release unto the said Easley Cotton Mills: # 4706.

(1) All that certain lot of land situate on the South side of East Washington Street in the City of Greenville, County and State aforesaid:

BEGINNING at an iron pin on the East side of East Washington Street 84 feet East of the corner of East Washington Street and Brown Street, and running thence with East Washington Street S. 69-30 E. 25 feet to an iron pin; thence S. 22-42 W. 100.24 feet to an iron pin on a ten foot alley; thence with said alley N. 69-39 W. 25 feet to an iron pin; thence N. 22-42 E. 100.32 feet to the beginning corner; being known and designated as Lot No. 4 on plat recorded in R. M. C. Office for Greenville County in Plat Book U, page 59.

(2) ALSO that other lot of land situate, lying and being in the State of South Carolina and County of Greenville in the Fourth Ward of the City of Greenville on East Washington Street known as Lot No. 5 on plat made by H. Olin Jones, Eng., March 4, 1913, and recorded in the R. M. C. Office for said County and State in Plat Book C, page 59, and having, according to such plat, the following metes and bounds, to-wit:

BEGINNING at an iron pipe on the south side of East Washington Street 150 feet westward from the west side of Spring Street and 59 feet eastward from the east side of Brown Street; said iron pipe being 9.9 feet from the northeast corner of the "Jenning Building", and running thence along said Washington Street S. 69-30 E. 25 feet to an iron pin on the corner of lot No. 4; thence along line of last mentioned lot S. 22-42 W. 100.32 feet to a stake on a 10 foot alley; thence along said alley N. 69-39 W. 25 feet to an iron pipe on the southeast corner of lot No. 2; thence along line of last mentioned lot N. 22-42 E. 100.4 feet to the beginning corner.

(3) ALSO all that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the east side of South Main Street, between McBee Avenue and Washington Street, and having, according to a plat thereof prepared by H. Olin Jones, November 5, 1926, the following metes and bounds, courses and distances: