eco: 1495 375

118 12 1 02 PH '80

DONA TO LANKERSLEY ₹.H.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

THIS INDENTURE made this // day of February, 1980, by and between Simpsonville Mills Company, a partnership having an office at 301 W. Curtis Street, Simpsonville, South Carolina, and which partnership is comprised of SoCOTT CORP., a Delaware corporation, and GRELA TEXTILE CORP., a New York corporation, (Simpsonville Mills Company to be hereinafter referred to as "Mortgagor"); and Congress Factors Corporation, a New York corporation, having an office at 1133 Avenue of the Americas, New York, New York, 10036, hereinafter referred to as "Mortgagee":

WITNESSETH:

WHEREAS, the said Simpsonville Mills Company, in and by its certain promissory note in writing of even date with these presents, is well and truly indebted unto the said Congress Factors Corporation in the full and just sum of Three Million and 00/100 (\$3,000,000.00) Dollars; and

WHEREAS, this mortgage indenture has been entered into and executed to secure the payment and satisfaction of said indebtedness, according to the terms and provisions of the said promissory note executed concurrently herewith, and to otherwise secure the performance of the terms and provisions of the promissory note and the terms and provisions hereof; and

NOW, THEREFORE, in consideration of these premises, the mutual obligations as contained and set forth in the said promissory note, and the further sum of Three and 00/100 (\$3.00) Dollars, the receipt of which is hereby acknowledged by the Mortgagor at and before the signing of these presents, the said Simpsonville Mills Company hereby grants, bargains, sells and releases unto the said Congress Factors Corporation, its successors and assigns, all its right, title and interest in and to the real property with improvements described on Schedule A, attached hereto and made a part hereof for all purposes as if at this point set forth at length; and

TOGETHER will all and singular the rights, members, hereditaments and appurtenances to said premises belonging, or in any way incident or appertaining, to specifically include all buildings, structures and other improvements now or hereafter located on said land; and all machinery, apparatus, equipment, fittings and fixtures, whether actually or constructively attached to the aforesaid property,