

0304

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern

BOOK 1027 PAGE 423

Whereas: Emb-Tex Corporation

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples National Bank of Greenville, South Carolina,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of THREE HUNDRED THOUSAND and NO/100-----

-----Dollars (\$ 300,000.00) due and payable
at the rate of \$7,500.00 quarterly, payments to begin July 15, 1966,

with interest thereon from date at the rate of 5 3/4 per centum per annum to be paid: quarterly.

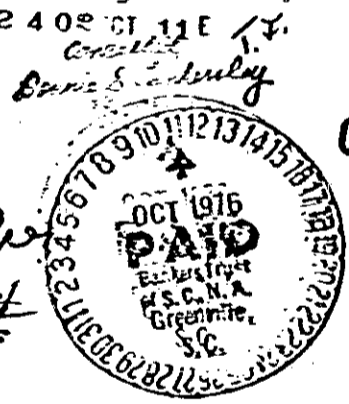
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW KNOW ALL MEN. That the Mortgagor, in consideration of the aforesaid debt and in order to secure the payment thereof the above mortgage is subject to a right-of-way for utility purposes given to the State Power Company and a right-of-way for a frontage road given to the State Highway Department, and also a right-of-way to the Greenville City Water Works for a water line.

LEATHERWOOD, WALKER, TODD

Satisfied in Full
Bankers Trust of South Carolina, N.A.
SUCCESSOR TO
PEOPLES NATIONAL BANK

By: *[Signature]*
Witness: *[Signature]*
Witness: *[Signature]*



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GREENVILLE CO. S. C.
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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