the the included as seemed bearing and MORTGAGE made on Jun 27 14 53 PH 273 made area do not the included the Charles and MORTGAGE

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This mortgage made and entered into this 27+h day of June,

(hereinaster referred to as mortgagor) and First Piedmont Bank & Trust Company In fault anglest to the neutral manager spic or friend and spirit bed in a smith (hereinafter referred to as

mortgagee), who maintains an office and place of business at 340 North Main Street,

Greenville, South Carolina, WITNESSETH, that for the consideration hereinaster stated, receipt of which it shereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, kin successors and assigns, all of the following described property situated and being in the County of Greenville, South Carolina, to-wit: The state of the sta

gings of many house reported in a many configuration on the parties and better in a special configurations and ALL that lot of land situate on the southeastern side of Port Royal Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot 54 on a plat of Section 2, Pelham Estates, dated May 12, 1967, prepared by Piedmot Engineers and Architects and recorded in Plat Book PPP at Page 119 in the R.M.C. Office for Greenville County and having the following metes and bounds, to-wit: pure their as their sign of a mind with about all the neathering the enrich world for a reducid

BEGINNING at an iron pin on the southeastern side of Port Royal Drive at the joint front corner of Lots 53 and 54 and running thence with Lot 53, S. 70-37 E. 250.5 feet to an iron pin at the joint rear corner of Lots 53 and 54; thence N. 2137 E. 130 feet to an iron pin at the joint rear corner of Lots 54 and 55; thence with Lot 55, N. 70-37 W. 250.5 feet to an iron pin on Port Royal Drive; thencewith said Drive,

S. 21-37 W. 130 feet to the point of beginning. to desiry promise where the any percental therefore Att learned deaths confer in rich also requirely rough the and found goes to the matrix on hat the most in the constitution is taken and the A the college destruction assists the collinear contraction of making a type contraction with commute contract

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Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items breein enumerated shall be deemed to kave been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated June 27th, 1973 in the principal sum of \$100,000.00 signed by the President and Secretary in behalf of Greenville Plush Fabrics, Inc.

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