

MORTGAGE OF REAL ESTATE

WALKER, SPAN & COSEWELL CO., CHARLESTON, S. C. 14566-8-13-40

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Piedmont Shirt Company, a corporation chartered under the laws of the State of South Carolina, is well and truly indebted to The South Carolina National Bank of Charleston, Greenville, South Carolina, in the full and just sum of Fifty Thousand Dollars (\$50,000.00) in and by its certain promissory note in writing which reads as follows:

"\$50,000.00

Greenville, South Carolina

January 17th, 1942.

"FOR VALUE RECEIVED, Piedmont Shirt Company, a corporation organized, created, and existing under and by virtue of the laws of the State of South Carolina, with its principal office at Greenville, South Carolina, promises to pay to The South Carolina National Bank of Charleston, Greenville, South Carolina, the sum of Fifty Thousand Dollars (\$50,000.00), with interest from date at the rate of five per cent (5%) per annum, payable as follows: Five Hundred Dollars (\$500.00) principal and accrued interest on the 25th day of February, 1942, and on the 25th day of each and every month thereafter to and including the 25th day of January, 1947, and a final payment of Twenty Thousand Dollar (\$20,000.00) and accrued interest on the 25th day of February, 1947; all interest not paid when due to bear interest at the same rate as principal.

"AND Piedmont Shirt Company agrees that if at any time any portion of said principal or interest shall be past due and unpaid, the whole amount evidenced by this note shall, at the option of the holder thereof, become immediately due, and said holder shall have the right to institute any proceedings upon this note and any collaterals, given to secure the same for the purpose of collecting said principal and interest, with costs and expenses, and of protecting any security connected herewith.

"AND Piedmont Shirt Company further agrees hereby that if any part of the money due hereon be not paid when due, or if this note be placed in the hands of an attorney for collection, or if this debt or any part thereof be collected by an attorney or by legal proceedings of any kind, an attorney's fee of ten per cent (10%) besides all costs and expenses incident upon such collection, shall be added to the amount due upon this note and be collectible as a part thereof."

NOW, KNOW ALL MEN, That the said Piedmont Shirt Company, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The South Carolina National Bank of Charleston, Greenville, South Carolina, according to the terms of the said note, and also in consideration of the further sum of Three Dollars (\$3.00) to the said Piedmont Shirt Company in hand well and truly paid by the said The South Carolina National Bank of Charleston, Greenville, South Carolina, at and before the signing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released and by these presents does grant, bargain, sell, and release unto the said The South Carolina National Bank of Charleston, Greenville, South Carolina, the following described land, lying and being in Greenville County, in said State, and bounded and described as follows:

"All that certain piece, parcel, and tract of land with the buildings and improvements thereon, situated, lying, and being in Greenville Township, Greenville County, State of South Carolina, about two miles from Greenville County Courthouse, embracing the area bounded on the north by Henry Street; on the east by Hammett Street, on the South by David Street, and on the west by Goldsmith Street, shown on the plat made by W. F. Lee, July 3, 1903, recorded in the office of the Register of Mesne Conveyance for Greenville County in Deeds Volume 000, at Page 260, from a survey of the Hammettlands.

"The above described land is the same conveyed to Piedmont Shirt Company by Shepard Saltzman by deed dated January 6, 1941, recorded in the Register of Mesne Conveyance office of Greenville County on January 21, 1941, in Deed Book 230, Page 22."

Also all machinery and equipment now owned by the Piedmont Shirt Company, including, but not limited to, the following;

SEWING ROOM

24-10 SINGER

24-1 SINGER

1c295695

G8267732

W513276

AF523620

AB911831

G4031232

W362264

G4681038

G7280475

W596160

114-5 SINGER

B6991501

G9066250

W123032

G8894748

G755872

5092767

W596229

G8894754

G8991660

AB777519

W341140

G8894785

G6893246

AB775835

W109473

G8970566

AC296092

W549652

114-33 SINGER

AD191972

G5298085

W66110

AD38339