

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAN 7 2 39 PM '70  
OLLIE FARNSWORTH  
R. H. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ALLIED TEXTILE SALES, INC. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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 -----

Twenty-Eight Thousand and no/100----- DOLLARS (\$28,000.00--),

with interest thereon from date at the rate of Nine per centum per annum, said principal and interest to be repaid:

in monthly installments of \$450.50, to be applied first to the payment of interest and the remainder to principal; said installments shall commence on February 7, 1970, and continue on the 7th day of each month thereafter until the entire amount has been paid.

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 and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery 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 Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Oil Mill Road and the southern side of Pendleton Road near the City of Greenville, and according to a plat of Property of Allied Textile Sales, Inc., made by Carolina Engineering & Surveying Company, May 25, 1968, is described as follows:

Beginning at an iron pin on the northern side of Oil Mill Road and running thence with the northern side of said Road, S 75-38 W 178 feet to an iron pin at the corner of property of J. C. Goodwin; thence with line of said property, N 21-06 W 126.7 feet to an iron pin in line of Jones' property; thence with the line of said property S 56-00 E 129.2 feet to an iron pin; thence continuing with line of said property, N 34-00 E 235.5 feet to an iron pin on Pendleton Road; thence with the southwestern side of said road, S 56-00 E 142.7 feet to an iron pin which is 212.5 feet northwest from Oil Mill Road; thence S 34-00 W 203.7 feet to the beginning corner.

Being the same property conveyed to the mortgagor by J. C. Goodwin by deed recorded in Deed Book 839 at page 488 and by Vera Cox Bailey by deed recorded in Deed Book 834 at page 389 and by H. J. Martin, Jr.

See also correction deed of Wyatt Aiken, Trustee.

This mortgage is executed pursuant to Resolution of the Board of Directors.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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 construed a part of the real estate.