

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
AUG 13 3 17 PM '79  
DORRIS S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

VOL 1475 PAGE 028

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PITTMAN'S TEXTILE MACHINERY AND SUPPLY COMPANY, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto REAL ESTATE FUND INVESTMENT TRUST

(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 FIFTY SEVEN THOUSAND FIVE HUNDRED AND NO/100

Dollars (\$ 57,500.00) due and payable

in six yearly installments with the first five installments of \$10,000.00 plus accrued interest and the sixth and final installment being \$7,500.00 plus accrued interest. Payments to begin on anniversary date of this note and due on the same date of each year thereafter until paid in full.

with interest thereon from date at the rate of NINE per centum per annum, to be paid: YEARLY

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, being shown and designated as property of Woodruff Oil and Fertilizer Company, Inc. prepared by Carolina Engineering and Surveying Company dated June 8, 1965 and recorded in the RMC Office for Greenville County in Plat Book 7-L, Page 1, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in an old abandoned railroad bed and running thence with said abandoned railroad bed S. 58-16 W., 334.3 feet to a point; thence continuing with said abandoned railroad bed S. 60-05 W., 163.8 feet to a point; thence S. 63-44 W., 175.0 feet to a point; thence still with said abandoned railroad bed S. 75-29 W., 200.0 feet to a point; thence still with said abandoned railroad bed S. 79-35 W., 111.0 feet to a point; thence turning and running N. 4-00 W., 260.3 feet to a point at a cemetery; thence turning and running around said cemetery N. 78-52 E., 45.3 feet to a point; thence N. 29-25 W., 22.4 feet to a point; thence S. 76-50 W., 33.2 feet to a point; thence N. 4-00 W., 208.8 feet to a point; thence S. 89-57 E., 200.0 feet to a point; thence S. 86-18 E., 165.2 feet to a point; thence S. 82-15 E., 562.5 feet to a point, the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Real Estate Fund Investment Trust to be recorded on even date herewith.

Mortgagee's Address:

302 S. Main St.  
Pt. Inn, SC 29644

GC10  
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AUG 13 1979  
844

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
STAMP  
\$ 23.00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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