

FILED
GREENVILLE S.C.

PROJECT NO: 01-43-00020-20

FEB 27 12 04 PM '80

GREENVILLE S.C. MORTGAGE

THIS MORTGAGE is made this 29 day of JANUARY, 1980 between AERONAUT MACHINE CO., INC., a corporation duly organized and existing under the laws of the State of New Hampshire and having its principal place of business at Wilton, County of Hillsborough, New Hampshire and having a place of business at Greenville, County of Greenville, South Carolina (hereinafter referred to as "Mortgagor") and the U.S. Department of Commerce, Economic Development Administration, an agency of the United States Government with an office at 105 N. 7th Street, Philadelphia, Pa. (hereinafter referred to as "Mortgagee").

WHEREAS, Mortgagor is indebted to Mortgagee in the principal sum of ONE MILLION DOLLARS (\$1,000,000.00) which indebtedness is evidenced by a certain Note of even date hereof.

TO SECURE to Mortgagee the repayment of said indebtedness, with interest thereon, and the performance of the covenants and agreements of Mortgagor herein contained, Mortgagor does hereby mortgage, grant and convey to Mortgagee, with power of sale, certain property located at U.S. Highway 29, Greenville, County of Greenville, South Carolina and as more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY STAMP
100.00

TOGETHER with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral oil and gas rights, and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing together with said property are herein referred to as the "Property."

MORTGAGOR covenants that it is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the property, and that Mortgagor will warrant and defend generally the title to the Property against all claims and demands, subject to any easements, restrictions and encumbrances of record or as listed in a schedule of exceptions to coverage in any title insurance policy insuring Mortgagee's interest in the Property.

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