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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, United Machine Works, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company
Piedmont, S. C.

(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

FIFTEEN THOUSAND AND TWENTY AND NO/100 -- -- -- Dollars (\$ 15,020.00) due and payable
at the rate of \$311.80 per month, commencing July 10, 1975 and continuing at
the rate of \$311.80 per month until paid in full, with each payment applied
first to interest and balance to principal

with interest thereon from date at the rate of 9% per centum per annum, to be paid monthly

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, near Travelers Rest, S. C. and containing 2.30 ACRES, more or less, according to a plat of the Property of United Machine Works, Inc. made by W. R. Williams, Engineer, October 10, 1974 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the right-of-way of U. S. Highway No. 25 and running thence along said Highway, North 13-20 West 150 feet to an iron pin on Beaver Dam Road (S.C. Highway No. 177) and running thence along said Beaver Dam Road (S.C. Highway No. 177), North 57-10 East 368 feet to an old iron pin; running thence South 36-58 East 103.1 feet to an old iron pin at Old Beaver Dam Road; running thence South 34-39 East 136.3 feet to an iron pin; running thence South 44-03 West 235.4 feet to an iron pin at edge of a 11.2 Acre tract; running thence North 85-50 West 188.6 feet to an iron pin; running thence North 85-50 West 62.5 feet to an iron pin on U. S. Highway No. 25 right-of-way, the beginning corner.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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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