

THIS IS A DEBT DUE THE UNITED STATES;
THEREFORE NO DOCUMENTARY STAMPS REQUIRED.

FILED
GREENVILLE CO. S. C.

WP-773946 1A 05 COLA
REC-1301 13503

DONNE S. TANKRELL
R.M.C.

MORTGAGE (Direct)

This mortgage made and entered into this 25th day of February
19 76, by and between Carolina Plating Works, Inc.

(hereinafter referred to as mortgagor) and the Administrator of the Small Business Administration, an agency of the Government of the United States of America (hereinafter referred to as mortgagee), who maintains an office and place of business at 1801 Assembly Street, Columbia, South Carolina.

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville
State of South Carolina :

Tract Number One:

All that piece, parcel or lot of land, situate in Greenville County, State of South Carolina near the City of Greenville and near Union Bleachery, containing 5-1/4 acres, excluding railroad rights-of-ways, and having, according to a Plat entitled "Property of Roy S. Batson near Greenville, South Carolina" made by C. O. Riddle, R.L.S., surveyed by Robert Jordon, R.L.S. dated March 28, 1967, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the northwestern corner of the intersection of Bleachery Road (or also known as Riverside Road) and South Carolina Highway No. 291 and running with the southeasterly side of said Highway the following four courses and distances: S. 42-46 W. 110.1 feet; S. 35-46 W. 105 feet; S. 28-14 W. 139.7 feet; and S. 19-06 W. 149.2 feet, the latter courses and distances ending in the center of G. & N. Railway and Southern Railway track; thence leaving said Highway and running with the center of said railway track S. 46-54 E. 424.6 feet to a point; thence N. 47-55 E. 431 feet to a point on the westerly side of Bleachery Road; thence with the westerly side of said Road (also known as Riverside Road) N. 42-00 W. 480.5 feet to an iron pin in curve of said Road; thence still with the western side of said Road N. 37-35 W. 97.7 feet to an iron pin at the southwestern side of the intersection of said Road and South Carolina Highway No. 291, the point of beginning.

Legal description continued on attached

This mortgage is subject to prior mortgage to Citizens and Southern National Bank of South Carolina, Greenville, S.C. in the original amount of Eighty-five Thousand and No/100 (\$85,000.00) Dollars, dated May 15, 1974 and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1310 at Page 521. Said mortgage covers property identified herein as Tracts Numbers One and Two.

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated February 25, 1976 in the principal sum of \$ 135,000.00 signed by William C. Huffman and Harold L. Huffman in behalf of Carolina Plating Works, Inc.

0806

4328 RV-23