

BOOK 1609 PAGE 237

GADDY & DAVENPORT, P.A. ATTORNEYS AT LAW

Mortgage of Real Estate

MAIL TO:
GADDY & DAVENPORT
P. O. BOX 10267
GREENVILLE, S. C. 29603

State of South Carolina
County of GREENVILLE

FILED
GREENVILLE, S. C.
MAY 5, 1983

BOOK 83 PAGE 267

THIS MORTGAGE is dated

THE "MORTGAGOR" referred to in this Mortgage is UNIVERSAL EQUIPMENT COMPANY, INC.

whose address is Pleasantburg Industrial Park, P. O. Box 5876, Greenville, S. C. 29606

THE "MORTGAGEE" is CLIFFORD F. GADDY, JR.

whose address is 403 N. Church Street, P. O. Box 10267, Greenville, S. C. 29603

THE "NOTE" is a note from SPECIALTY STEEL FABRICATORS, INC., UNIVERSAL EQUIPMENT COMPANY, INC.
and JOHN T. LANGSTON, JR. dated May 5, 1983

to Mortgagee in the amount of \$ 12,000.00 plus interest, attorneys' fees not to exceed fifteen (15%) per cent of the unpaid debt, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

final maturity of the Note is July 5, 1983. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under

paragraph 13 below, shall at no time exceed \$ 12,000.00 plus interest, attorneys' fees not to exceed fifteen (15%) per cent of the unpaid debt, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagee acknowledges receiving, Mortgagee does hereby mortgage, grant and convey to Mortgagee, and the Mortgagee's heirs, successors and assigns, the following described property:

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, at the westerly corner of the intersection of Industrial Drive and Commercial Drive, in Pleasantburg Industrial Park, near the City of Greenville, containing 29,150 square feet, on plat of survey for Pleasantburg Industrial Park, recorded in the REC Office for Greenville County in Plat Book DDD, at Page 67. According to said plat the property is more fully described as follows, to-wit:

BEGINNING at an iron pin on the westerly side of Industrial Drive and running thence along the edge of said drive on a curve, the chord of which is S. 6-01 E. 71.2 feet to an iron pin at the intersection of Industrial Drive and Commercial Drive; thence along the westerly side of Commercial Drive S. 14-55 W. 83.7 feet to an iron pin; thence running along the joint line of property of Walter S. Griffin N. 75-05 E. 200 feet to an iron pin; thence running N. 14-55 E. 150 feet to an iron pin; thence S. 75-05 E., 174.3 feet to the point of beginning. This being the same property conveyed to the mortgagor by deed of John T. Lanston, Sr. and John T. Lanston, Jr., recorded in Deed Book 862 at

FILED
GREENVILLE, S. C.
JAN 3 2 34 PM '84
DOUGLAS R. RUSLEY

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*Small
Amount
of
Property*

*983
2-24-84
Mortgagee
X*