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MORTGAGE OF REAL ESTATE - Offices of ~~YOUNG~~ ~~SPENCE~~ Attorneys at Law, Greenville, South Carolina

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GREENVILLE CO. S. C.

APR 24 1 40 PM '72

OLLIE FARNSWORTH
R. H. C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

WHEREAS **UNITED MACHINE WORKS, INC.**

is well and truly indebted to

WILLIAM HOWARD VESS, JR.

in the full and just sum of Nineteen Thousand and no/100ths ---(\$19,000.00) --- Dollars, in and by its certain promissory note in writing of even date herewith, due and payable ~~xxxxx~~ ~~xxxxx~~ ~~xxxxx~~ \$1,100.00 on May 1, 1972; \$1,100.00 on June 1, 1972; \$1,100.00 on July 1, 1972, and the balance of \$15,700.00 to be paid thereafter in monthly installments of not less than \$100.00 per month and not more than \$200.00 per month on the 1st day of each month thereafter until paid in full. Interest, in addition to principal payments, shall be due and payable only after the installation of water in U. S. Highway 25 by Blue Ridge Water Company,

~~xxxx~~ shall be at the rate of seven (7%) which ~~xxxx~~ interest per centum per annum until paid; interest to be computed and paid ~~monthly~~ ~~xxxxxx~~ and if unpaid when due to bear interest at same rate as principal until paid, and it ~~has~~ ~~xxxxxx~~ further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That ~~xxxx~~ the said **United Machine Works, Inc.**

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to ~~it~~ in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said **William Howard Vess, Jr., his heirs and assigns forever:**

ALL of that tract of land in the County of Greenville, State of South Carolina, in Bates Township, containing 21.2 acres more or less as shown on plat entitled S. F. and Floree C. McAuley recorded in the RMC Office for Greenville County in Plat Book BBB at page 51, which plat shows a total acreage of 27.2 acres from which 6 acres has been conveyed in Deed Book 933 at page 316 to Young as shown in Plat Book 4-M at page 41, and having according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of U. S. Highway 25; at the corner of Young, which iron pin is approximately 0.5 miles North of McKinney Road and running thence N 49-07 E 140 feet to an iron pin; thence N 36-07 E 1,099.7 feet to an iron pin; thence N 29-38 W 649.3 feet to an iron pin; thence N 22-40 W 487.9 feet to an iron pin on a creek; thence following the creek as the line the following traverses and distances, to-wit: N 66-15 E 358.6 feet; S 78-37 E 232.5 feet; S 41-47 E 216.7 feet; S 73-20 E 237.3 feet; S 65-57 E 125.5 feet; S 45 E 206 feet; S 24-41 E 163 feet; S 9-53 W 220.4 feet; thence S 50-32 W 946.7 feet to an iron pin; thence S 32-32 W 554.7 feet to an iron pin on the northeastern side of U. S. Highway 25; thence with said Highway N 27-55 W 156.4 feet to an iron pin; thence with said Highway N 29-23 W 94.5 feet to the point of beginning.

(continued)