

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 Hubert E. Nolin

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

THREE THOUSAND, TWO HUNDRED AND NO/100 - - - - - Dollars (\$ 3,200.00) due and payable

\$150.00 each quarter, until paid in full, with the first payment commencing on August 13, 1973 and to continue at the rate of \$150.00 each three months thereafter until paid in full, PLUS INTEREST

with interest thereon from DATE at the rate of 9 per centum per annum, to be paid quarterly

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, in Bates Township adjoining lands now or formerly of Margaret A. Coleman, Blake Langford Estate, and the Geer Highway and being more particularly described as follows:

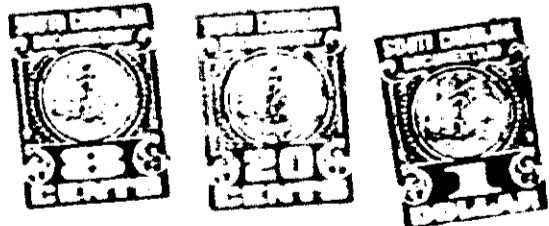
BEGINNING on an iron pin on the north side of the Geer Highway and running thence S. 66 1/2 E. 86.8 feet to an iron pin; running thence N. 13 3/4 E. 102.9 feet to an iron pin; running thence N. 60 3/4 W. 87.8 feet to an iron pin; running thence S. 13 3/4 W. 110.2 feet to the point of beginning, and containing 1/5 of an acre, more or less. THIS IS THE GEORGE W. BARNES PROPERTY

ALSO: ALL that piece, parcel or lot of land with all improvements thereon situate, lying and being in Bates Township, Greenville County, State of South Carolina, on the North side of the Geer Highway and described by metes and bounds according to a map or plat of property of T. E. Coleman made October 28, 1933, by W. A. Hester, Surveyor, as follows, to wit:

BEGINNING at an iron pin on the North side of the Geer Highway at the Southwest corner of the lot of Fred C. Foster and running thence along the Western line of the Foster lot N. 19 E. 1.49 chains to an iron pin at the Northwest corner of the Foster lot; thence N. 75 W. .94 chains to an iron pin; thence S. 13-3/4 W. 1.35 chains to an iron pin on the North side of the Geer Highway; thence along said Geer Highway S. 66 E. 1.04 chains to the place of beginning.

ALSO: All that piece, parcel or tract of land containing 28 ACRES, more or less, according to a plat of the property of W. B. Allen Estate and William C. Allen prepared by C. O. Riddle and having such metes and bounds as shown on a survey prepared for Celestine P. Bailey by Carolina Engineering and Surveying Company on Feb. 3, 1969; AND ALSO all that other piece, parcel or tract of land adjoining the above described property containing 11.3 ACRES, more or less and being a portion of a 34-acre tract, more or less, as shown on a plat of the property of W. B. Allen Estate and William C. Allen prepared by C. O. Riddle. These two tracts of land being the same property conveyed to UNITED MACHINES WORKS, INC. by CELESTINE P. BAILEY.

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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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