

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
OCT 15 1975  
RECORDED

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

TEN THOUSAND, TWO HUNDRED NINETY-TWO AND 40/100 ---Dollars (\$ 10,292.40 ) due and payable

\$857.70 per month for a period of twelve months, commencing October 15, 1975 and continuing at the rate of \$857.70 each month thereafter until paid in full,

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ annual percentage at the rate of 12.46 % per centum per annum, to be paid:

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, containing

one-fourth (1/4) Acres, more or less, adjoining lands now or formerly owned by T.N. Coleman, Sr., Blake Langford and Jennie Coleman and having the following metes and bounds, to wit:

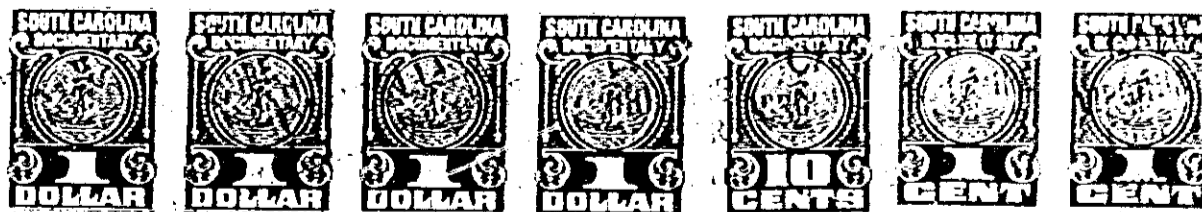
BEGINNING at an iron pin on the Northern edge of Geer Highway and running thence North 23-1/2 East 1.39 chains (91.74) feet to an iron pin on Langford's line; thence N. 61-00 West 1.60 chains (105.6 feet) to an iron pin; thence S. 13-3/4 West 1.55 chains (102.3 feet) to an iron pin on the Northern edge of the Geer Highway; thence with the Northern edge of said Highway, S. 66-1/2 East 140 chains (92.4 feet) to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Oscar Earl Ellenburg of even date. 367 - 505.3-1-14

ALSO: All that other piece, parcel or lot of land in Bates Township, County and State aforesaid, adjoining lands now or formerly of Margaret A. Coleman and Minnie Lou Coleman and being more completely described with the following metes and bounds:

BEGINNING at an iron pin on the Geer Highway and running thence with said Highway, N. 66 1/2 West 92.43 feet to an iron pin; thence N. 19 East 98.34 feet to an iron pin; thence S. 75 East 86.46 feet to an iron pin; thence S. 13-3/4 West 110.22 feet to the beginning corner and containing 1/4 ACRE, more or less.

This being the same property conveyed to the Mortgagor by deed of W.E. and Ruby S. Turner recorded in Deed book 1009, page 163 and is located in Tax District 367, Block Book 505.3-1-12.



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.

5566

4328 RV-2