

FILED

RITE
401 Dunbar Street
Greenville, SC 29601

GADDY & ...
P. O. BOX ...
GREENVILLE, S. C. ...

11/17/78

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Hawkins Manufacturing Co., Inc.,
a South Carolina corporation,

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto RITE, a General Partnership,
as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by
reference, in the principal sum of One Hundred Thousand and 00/100-----
Dollars (\$100,000.00), with interest from date at the rate of Ten per cent per month (10 %) per
month until paid, said principal and interest being payable at the office of RITE, 401 Dunbar Street,
Greenville, SC 29601, or at such other place as the holder of the note may designate in writing,
two (2) years from date.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the
payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of
Greenville, State of South Carolina:

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, containing 11.2 acres as shown on
plat of property of United Machine Works, Inc. made by W. R. Williams,
Engrs. October 16, 1974 and having, according to said plat, the following
metes and bounds, to-wit:

BEGINNING at an iron pin on U.S. Highway 25 at corner of Lindsey property
and running thence along right of way of U.S. Highway No. 25, N. 13-20 W.
850 feet to an iron pin, corner of Lee property; running thence N. 85-50 E.
251.1 feet to an iron pin; running thence N. 44-03 E. 235.4 feet to an iron
pin at corner of Brashier property; thence along Brashier property, S.
34-39 E. 879.7 feet to an iron pin; running thence along Lindsey property
S. 70-30 W. 761.9 feet to iron pin on right of way of U.S. Highway No. 25,
the beginning corner.

ALSO: All that piece, parcel or tract of land situate, lying and being in
the State of South Carolina, County of Greenville, containing 2.41 acres as
shown on plat of property of United Machine Works, Inc. made by W. R.
Williams, Engr., October 16, 1974, and having, according to said plat, the
following metes and bounds, to-wit:

BEGINNING at an iron pin at concrete monument at edge of U.S. Highway No. 25
and Lee property and running thence N. 1-02 E. 38.3 feet to an iron pin;
running thence N. 32-01 W. 733.5 feet to an iron pin at right of way of
Beaver Dam Road, S.C. Highway 177; running thence along said road, N. 63-33
E. 101.9 feet to an iron pin; running thence N. 40-55 E. 101.9 feet; running
thence N. 52-14 E. 76.1 feet to an iron pin at intersection of Beaver Dam
Road and U.S. Highway No. 25; thence along right of way of U.S. Highway 25,
S. 13-20 E. 745 feet to concrete monument; running thence S. 1-02 W. 66.1
feet to an iron pin; thence continuing S. 1-02 W. 38.3 feet to an iron pin,
the beginning corner.

This is the identical property conveyed to the Mortgagor by deed of United
Machine Works, Inc. to be recorded herewith.

Together with all and singular the rights, members hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real
estate herein described.

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