

State of South Carolina

County of GREENVILLE

GREENVILLE CO. S. C.
MAR 25 11 19 AM '81
DONNIE STANKERSLEY
R.M.C.

FOSTER & RICHARDSON

Mortgage of Real Estate



BOOK 1536 PAGE 141

THIS MORTGAGE made this 19th day of March, 1981

by Universal Equipment Co., Inc.

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is 306 East North Street,
Greenville, South Carolina 29601

WITNESSETH:

THAT WHEREAS, Universal Equipment Co., Inc.
is indebted to Mortgagee in the maximum principal sum of One Hundred Thousand and No/100 ---
----- Dollars (\$ 100,000.00), which indebtedness is
evidenced by the Note of Universal Equipment Co., Inc. of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is 300 days after the date hereof, the terms of said Note and any agreement modifying it
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid
indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the
same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended,
Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by
Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other
indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all
indebtedness outstanding at any one time secured hereby not to exceed \$ 100,000.00, plus interest thereon, all
charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted,
bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its 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 RMC 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 W. 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. Langston, Sr. and
John T. Langston, Jr. recorded in Deed Book 862 at Page 588, February 26, 1969.

ALSO: All that certain piece, parcel or lot of land lying and being on the westerly side
of Industrial Drive and being shown on a plat entitled Survey for Walter Griffin, made by
Piedmont Engineers & Architects, May 9, 1967, and recorded in the RMC Office for Greenville
County in Plat Book RRR, at Page 31, and having according to said plat, the following metes
and bounds:

BEGINNING at an iron pin on Industrial Drive at the joint front corner of lot entitled
Universal Equipment Company and the lot described herewith, and running thence N. 75-05 W.
174.30 feet to an iron pin; thence N. 14-55 E. 79.6 feet to an iron pin; thence S. 75-05 E.
112.10 feet to an iron pin on Industrial Drive; thence along Industrial Drive S. 16-28 E.
3.25 feet to an iron pin; thence continuing with said Drive, S. 23-10 E. 98.10 feet to
the point of beginning. This being the same property conveyed to the mortgagor by deed
of John T. Langston, Sr. and John T. Langston, Jr. recorded 2/26/69 in Deed Book 862 at 588.

ALSO: All that certain piece, parcel or tract of land, situate, lying and being in Green-
ville County, State of South Carolina, on Industrial Drive as shown on plat of Pleasantburg
Industrial Park made by Piedmont Engineering Service, dated January 1962, revised February
1968, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Industrial Drive at the joint front corner of the within
described property and that property presently owned by John T. Langston, Sr. and John T.
Langston, Jr., and running thence N. 75-05 W. 112.10 feet to an iron pin; thence

(continued inside)

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or
appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the
same being deemed part of the Property and included in any reference thereto);

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