

State of South Carolina )

1589 237

Mortgage of Real Estate



County of GREENVILLE (S.C.)

THIS MORTGAGE made this 16th day of December, 1982

by Universal Equipment Company, 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 Company, Inc. is indebted to Mortgagee in the maximum principal sum of Two Hundred Fifty Thousand and No/100ths Dollars (\$ 250,000.00 ), which indebtedness is evidenced by the Note of Universal Equipment Company, 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 60 months 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 \$ 250,000.00 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: BETINNING 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 E. 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 February 26, 1969 in Deed Book 862 at Page 588.

ALSO: All that certain piece, parcel or tract of land, situate, lying and

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);

RECORDED

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