

GADDY & DAVENPORT, P.A. ATTORNEYS AT LAW

State of South Carolina
County of GREENVILLE

THIS MORTGAGE is dated

December 2,

1983

Mortgage of Real Estate

GADDY & DAVENPORT
ATTORNEYS AT LAW
GREENVILLE, S.C. 29615

1638 882

THE "MORTGAGOR" referred to in this Mortgage is Mechanical Equipment Company, Inc.
whose address is P. O. Box 689, Matthews, North Carolina 28105

THE "MORTGAGEE" is Branch Banking and Trust Company (BB&T)
whose address is Matthews, North Carolina

THE "NOTE" is a note from Mechanical Equipment Company, Inc.
to Mortgagee in the amount of \$100,000.00 dated December 2, 1983. The
Note and any documents renewing, extending or modifying it and any notes evidencing future
advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The
final maturity of the Note is April 1, 1989. The amount of debt secured by
this Mortgage, including the outstanding amount of the Note and all Future Advances under
paragraph 13 below, shall at no time exceed \$100,000.00 plus interest, attorneys' fees not to exceed
fifteen (15%) per cent of the unpaid debt, and court costs incurred in collection of amounts due hereunder, and
Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or
capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in
the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the
indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by
Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the
Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor
acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, and the Mortgagee's heirs,
successors and assigns, the following described property:

ALL that piece, parcel or tract of land situate, lying and being
on the western side of Palmetto Drive in Greenville County, South
Carolina, near Mauldin, being a portion of Lots 23 and 33 on a
plat of MAULDIN INDUSTRIAL PARK, PROPERTY OF RICE-CLEVELAND
COMPANY, made by A. A. Moss, Surveyor, May, 1976, and having,
according to a more recent plat for FTZ INDUSTRIES, INC., made by
Alex A. Moss, dated August 9, 1979, the following metes and
bounds, to-wit:

BEGINNING at an iron pin on the western side of Palmetto Drive,
said iron pin being located S. 40-26 E., 240 feet from the south-
easternmost rear corner of property of Lee Huskamp, and at the
corner of property sold to Jannette Armaly, and running thence
through Lot 23, N. 49-37 E., 225 feet to an iron pin; thence
through Lots 23 and 33, S. 40-26 E., 200.20 feet to an iron pin;
thence N. 49-34 E., 225 feet to a point on Palmetto Drive; thence
along the western side of Palmetto Drive, N. 40-26 W., 186 feet
to a point; thence continuing along said side of Palmetto Drive,
N. 40-26 W. 14.0 feet to the point of beginning.

The above property is the same conveyed to the Grantor by deed of
Richard J. Feeny and James A. Zilligen, recorded in Deed Book
1159 at Page 536 on December 16, 1981 and is hereby conveyed
subject to all rights of way, easements, conditions, public roads
and restrictive covenants reserved on plats and other instruments
of public record and actually existing on the ground affecting
said property.

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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