

GADDY & DAVENPORT, P.A., ATTORNEYS AT LAW

VOL 1641 PAGE 797  
GADDY & DAVENPORT  
P O BOX 10267  
GREENVILLE, S. C. 29613

State of South Carolina  
County of GREENVILLE

Mortgage of Real Estate

THIS MORTGAGE is dated December 2, 1983

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 southeasternmost rear corner of property of Lee Huskamp, and at the corner of property sold to Jannette Armaly, and running thence through Lot 23, s. 49-37 w., 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. Also, see deed from F. Towers Rice to Mechanical Equipment Company, Inc. dated November 28, 1983 recorded in Deed Book 1201 at Page 351.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP TAX  
DEC-783  
\$ 40.00

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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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