

State of South Carolina

County of GREENVILLE

RECORDED
MAR 25 11 19 AM '81
DONNIE STANFERSLEY
R.M.C.

Mortgage of Real Estate



BOOK 1536 PAGE 141
78 1847

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.
dated 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 Pleasanture Industrial Park, near the City of Greenville, containing 29.150 square
Continuation of legal description from front page:

continuing N. 75-05 W. 140 feet to a point on Ridgeway Drive; thence running along
Ridgeway Drive N. 14-55 E. 508.6 feet to an iron pin on Industrial Drive; thence follow-
ing the curve of Industrial Drive, the chords of which are S. 21-08 E. 68 feet to an
iron pin; S. 15-48 E. 100 feet to an iron pin; S. 8-58 E. 100 feet to an iron pin;
S. 2-49 E. 155.2 feet to an iron pin; S. 5-03 E. 55.4 feet to an iron pin; S. 16-28 E.
91.75 feet, to the beginning corner.

This being the same property conveyed to the mortgagor by deed of Walter S. Griffin,
Walter W. Goldsmith and R. M. Caine dated 2/20/69 and recorded 2/26/69 in Deed Book
862 at Page 631.

PAID IN FULL AND SATISFIED THIS 17th DAY OF December, 1982
SOUTHERN BANK AND TRUST COMPANY
GREENVILLE, SOUTH CAROLINA

John T. Lenz
Nancy Lee Esty
Bell Douch
WTL:ESS

RECORDED
DEC 21 3 32 AM '82
DONNIE STANFERSLEY
R.M.C.

DEC 21 1982

IN WITNESS WHEREOF, Mortgagor has executed this Mortgage under seal the day and year first above written.

Signed, sealed and
delivered in the presence of:

Elaine A. Moton
John T. Lenz By *John T. Lenz* President (SEAL)
UNIVERSAL EQUIPMENT CO., INC. (SEAL)

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