

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 28 12 43 PM '75
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, UNITED MACHINE WORKS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto HUBERT E. NOLIN

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of FIVE THOUSAND EIGHT HUNDRED EIGHTY-NINE AND 69/100

----- Dollars (\$ 5,889.69) due and payable
\$750.00 every 3 months plus interest at 9%. First payment to be April 26, 1976, with payments to be applied first to interest and balance to principal

with interest thereon from date at the rate of 9% per centum per annum, to be paid: quarterly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"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, in Bates Township, containing one-fourth (1/4) acres, more or less, adjoining lands now or formerly owned by T. N. Coleman, Sr., Blake Langford and Jennie Coleman and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northern edge of Geer Highway and running thence N. 23-1/2 E. 1.39 chains (91.74) feet to iron pin on Langford's line; thence N. 61-00 W. 1.60 chains (105.6 feet) to iron pin; thence S. 13-3/4 W. 1.55 chains (102.3 feet) to iron pin on Northern edge of Geer Highway; thence with Northern edge of said Highway S. 66-1/2 E. 140 chains (92.4 feet) to beginning corner.

ALSO: ALL that other piece, parcel or lot of land with all improvements thereon in Bates Township, County and State aforesaid, adjoining lands now or formerly of Margaret A. Coleman and Minnie Lou Coleman and being more completely described with the following metes and bounds:

BEGINNING at iron pin on Geer Highway and running thence with said Highway N. 66 1/2 W. 92.43 feet to iron pin; thence N. 19 E. 98.34 feet to iron pin; thence S. 75 E. 86.46 feet to iron pin; thence S. 13-3/4 W. 110.22 feet to beginning corner and containing 1/4 acre, more or less.

This mortgage is Junior to one held by Southern Bank and Trust Company.

ALSO: all that piece, parcel or tract of land with improvements thereon situate, lying and being in Greenville County, near Travelers Rest, S. C. containing 2.30 ACRES, more or less, according to a plat made of the property of United Machine Works, Inc made by W. R. Williams, Eng. Oct. 10, 1974 and being the same property conveyed to United Machine Works, Inc. by Wilson C. Lee as recorded in Deed Book 1018, page 911. This is a second mortgage.

5.2.36



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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