

GREENVILLE CO. S. C.
JUL 13 8 50 AM '74
DORRIS B. T. H. DORRISLEY
REC'D.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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 Wilson C. Lee

(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

No/100

Twenty-Three Thousand, One Hundred and Three & Dollars (\$ 23,130.00) due and payable \$450.00 per month until paid in full, PLUS INTEREST, with the right to anticipate the whole amount or any part thereof at any time,

with interest thereon from date at the rate of 8% per centum per annum, to be paid: ANNUALLY

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 containing 11.2 ACRES as shown on Plat of property of United Machine Works, Inc. made by W. R. Williams, Engrs. October 16, 1974 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on U. S. Highway 25 at corner of Lindsey property and running thence along right of way of U. S. Highway No. 25, N. 13-20 W. 850 feet to an iron pin, corner of Lee property; running thence N. 85-50 E. 251.1 feet to an iron pin; running thence N. 44-03 E. 235.4 feet to an iron pin at corner of Brashier property; thence along Brashier property, S. 34-39 E. 879.7 feet to an iron pin; running thence along Lindsey property S. 70-30 W. 761.9 feet to iron pin on right of way of U. S. Highway No. 25, the beginning corner.

ALSO: All that piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, containing 2.41 ACRES as shown on plat of property of United Machine Works, Inc. made by W. R. Williams, Engr. October 16, 1974 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at concrete monument at edge of U. S. Highway No. 25 and Lee property and running thence N. 1-02 E. 38.3 feet to an iron pin; running thence N. 32-01 W. 733.5 feet to an iron pin at right of way of Beaver Dam Road, S. C. Highway 177; running thence along said road, N. 63-33 E. 101.9 feet to an iron pin; running thence N. 40-55 E. 101.9 feet; running thence N. 52-14 E. 76.1 feet to an iron pin at intersection of Beaver Dam Road and U. S. Highway No. 25; thence along right of way of U.S. Highway 25, S. 13-20 E. 745 feet to concrete monument; running thence S. 1-02 W. 66.1 feet to an iron pin; thence continuing S. 1-02 W. 38.3 feet to an iron pin, the beginning corner.

S. 9.28



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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