

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 6 11 28 AM '76
DONNIE S. TANKERSLEY
R.H.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 JACK H. McCAULEY, JR. & HENRY R. McCAULEY

(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 FIFTY-NINE THOUSAND NINE HUNDRED FIFTY AND NO/100

----- Dollars (\$ 59,950.00) due and payable
\$11,990.00 each year with the first payment to be July in 1977 and each year thereafter for a period of 5 years

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 19.01 acres according to a plat of the property of United Machine Works, Inc., Travelers Rest, Greenville County, made by W. R. Williams, Jr., Engineer, July 23, 1976, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on State Park Road at the joint front corner of the 19.01-acre tract and the property now or formerly belonging to Hunt and running thence along said joint line S. 23-06 W. 347 feet; running thence S. 23-14 W. 40 feet; running thence S. 78-16 E. 191 feet to the corner of property now or formerly of EMB Tex Corp.; running thence S. 23-16 W. 742.2 feet to an old iron pin; running thence N. 88-47 W. 405.1 to an iron pin; running thence with Grassy Branch as the line the following courses and distances, to wit: N. 37-42 W. 169.5 feet to an iron pin; N. 10-37 W. 278.1 feet to an iron pin; N. 6-42 W. 428.8 feet to an iron pin; N. 5-21 E. 192.9 feet; N. 36-11 E. 73.2 feet; N. 55-44 E. 95 feet; N. 19-14 E. 79.3 feet to an iron pin on State Park Road, S. C. Highway 22; running thence with the right of way of said State Park Road S. 78-20 E. 715.9 feet to an iron pin, the beginning corner.

This being the same property conveyed this date by Jack H. McCauley, Jr. and Henry R. McCauley, Jr. to United Machine Works, Inc. and said deed is being recorded simultaneously with this mortgage.



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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