

P.O. Box 250
Reno, NC 28110

STATE OF SOUTH CAROLINA)

MORTGAGE

BOOK 1432 PAGE 581

COUNTY OF GREENVILLE)

P.O. Box 250
Reno, N.C. 28110

TO ALL WHOM THESE PRESENTS MAY CONCERN: UNION WAREHOUSE & TRUCKING COMPANY,
formerly USCO Incorporated, a corporation organized and existing under the
laws of the State of North Carolina, (hereinafter referred to as Mortgagor)

SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto AMERICAN BANK AND TRUST

COMPANY (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 TWO MILLION FIVE HUNDRED THOUSAND
DOLLARS (\$2,500,000.00), of which TWO HUNDRED TWENTY-FIVE THOUSAND AND NO/100
\$225,000.00 is secured by the within mortgage, with interest
thereon as provided in said promissory note, said principal and interest
to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, shall be due and
payable

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the afore-
said 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 to
secure the performance of all the covenants, conditions, stipulations and
agreements contained herein and/or in any other document given by the
Mortgagor to the Mortgagee in connection therewith, 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, the
premises more particularly described in Exhibit A attached hereto and made
a part hereof.

Together with all and singular the easements, ways, rights, privileges,
members, hereditaments and appurtenances to the same belonging or in any
way incident or appertaining, including but not limited to, all and singular
the buildings and improvements now and hereafter thereon (including all
materials to be used in the construction, maintenance and repair of same),
together with all equipment, machinery and fixtures now owned or hereafter
acquired by the Mortgagor, including, without limitation, all shades,
wall-to-wall carpeting, screens and screening, awnings, plants, shrubs,
and landscaping, elevators, plumbing material, gas and electrical fixtures

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DORRIS S. TANKERSLEY
R.M.C.

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MAY 19 78
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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
MAY 19 78
TAX
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