

FILED
MAY 31 1983

FILED
GREENVILLE S.C.
MAY 31 12 27 PM '83
DONNIE S. HUNTER
R.M.C.

1809 18

MORTGAGE

MORTGAGE made this 25th day of May, 1983 between BOWSTEEL CORPORATION, a New Jersey corporation, having its principal place of business at 36 Brunswick Avenue, Edison, New Jersey 08817 (hereinafter referred to as the "Mortgagor"), and THE FIRST NATIONAL BANK OF MARYLAND (hereinafter referred to as the "Mortgagee"), having its principal place of business at 405 Lexington Avenue, New York, New York 10174.

W I T N E S S E T H :

The Mortgagor has duly and validly agreed to grant this Mortgage to secure the payment of, and the performance by the Mortgagor under, that certain note, made by the Mortgagor to the Mortgagee, dated the date hereof, in the original principal amount of \$720,000.00 (the "Note").

NOW, THEREFORE, the Mortgagor, in consideration of the premises and in order to secure the prompt payment of both the principal of, and the interest and any other sums payable on, the Note or this Mortgage and the performance of all of the provisions hereof and of the Note, the Mortgagor hereby mortgages, assigns and conveys to the Mortgagee all its estate, right, title and interest in, to and under the premises described in Schedule A hereto (the "Land"), and all buildings and other improvements located upon the Land or on any part thereof (the "building and improvement" and collecting with the Land, the "Premises") including all plant equipment, apparatus, machinery and fixtures of every kind and nature whatsoever forming part of said building and improvements, whether now owned or held or hereafter required.

TOGETHER with all of the right, title and interest of the Mortgagor in and to all streets, roads and public places, opened or proposed, in front of and adjoining the Land and all easements and rights of way, public or private, now or hereafter used in connection with the Premises and in and to any strips or gores of land adjoining the Land;

TOGETHER with all of the right, title and interest of the Mortgagor in and to all and singular appurtenances, hereditaments and easements thereunto belonging or in anyway appertaining to the Premises or any of the structures, buildings, improvements and Land forming a part thereof;

TOGETHER with all of the right, title and interest of the Mortgagor in and to all of the apparatus, chattels, fixtures and personal property owned by the Mortgagor now or hereafter erected on, placed in or on, attached to or used in connection with the Land and any improvement thereon, (now or hereafter erected), and on all additions thereto and

1900 3 41171A01

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MAY 31 1983
STAMP TAX
200.00