STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

180 to all whom these presents may concern: 250, 1506 FASE 174

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WHEREAS, CHARLES E. HUFF, JR. and PATRICIA K. RHODES HUFF,

(hereinafter referred to as Mortgagor) is well and truly indebted unto PRECISE MACHINE WORKS, INC.

(hereinafter referred to as Mortgagoo) as evidenced by the Mortgagor's promissery note of even date herewith, the terms of which are incorporated herein by reference, in the sum of TWENTY FOUR THOUSAND SEVENTY SIX AND 20/100

In payments of \$165.00 every two weeks with each payment to include its amortized share of principal and interest at 10% per annum with the first payment to be due August, (980

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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 daht, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and actions:

"ALL that certain piece, parcel or let of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE,

ALL that piece, parcel or lot of land lying, being and situate on the western side of Fairview Road (S-55) and being shown as 1.29 acres on a plat of property for C.E. Huff, Sr., prepared by C.O. Riddle, R.L.S. on May 14, 1980, which plat is recorded in the R.M.C. Office for Greenville County in plat book at page and which plat shows the following metes and bounds to wit:

BEGINNING at a spike in the western edge of Fairview Road at the joint front corner of the within described property and other lands of the Grantor and running thence N. 82-22 W. 328.82 feet to an iron pin on the center of a ditch, passing over an iron pin 12 feet from said ditch; thence with the ditch as the line, the traverse of which is N. 41-43 E. 259.55 feet to an iron pin; thence turning and running S. 88-45 E. 179.82 feet to a nail and cap near the center of Fairview Road; thence turning and running S. 6-30 W. 235 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by deed of Charles E. Huff of even date, to be recorded herewith.

Mortgagor reserves the right to demand payment of all money owed upon giving 90 days notice. This right may be exercised only after one year from date.

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Together with all and singular rights, members, herditaments, and appurtegances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 such 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 Mortgegee, its heirs, successors and assigns, forever.

The Mortgagor covenants tozt 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 Mortgagoe forever, from and against the Mortgagor and all persons whomspever fawfully claiming the same or any part thereof.

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