

OLLIE FARNSWORTH
R. M. C.

WHEREAS, United Machine Works, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Enterprises, Inc., and Eagle Iron Works, Inc.

(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 One Hundred Sixty-Six Thousand Two Hundred Thirteen and 10/100----- Dollars (\$ 166,213.10) due and payable with interest thereon from date in accordance with the terms and provisions of the mortgagor's promissory note of even date herewith, to be due and payable on or before February 1, 1975.

~~with interest thereon from date at the rate of ----- per centum per annum to be paid~~

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, situated on Highway No. 29, just below the Town of Piedmont, S. C., being known and designated as Lots Nos. 14, 15, 16 and 17 of a subdivision known as Monticello Estates, as shown by a plat thereof, made by Woodward Engineering Company, dated March, 1956, and recorded in the RMC Office for Greenville County, S. C., in Plat Book "EE", at page 169.

ALSO: ALL that piece, parcel or tract of land containing 17.13 acres, more or less, located in Bates Township, in the County of Greenville, State of South Carolina, and having the following metes and bounds:

BEGINNING at the corner of land now or formerly of Jessie Talley, Leland Burdett and others and having its beginning in a road leading to the Talley Bridge Road at an iron pin and running thence N. 51 W. 18.60 ch. to an iron pin; running thence S. 70 W. 7.80 ch. to a stone and iron pin; running thence S. 60-34 E. 11.45 ch. to a stone; running thence S. 81½ E. 11.00 ch.; running thence N. 22½ E. 3.80 ch. to the beginning point. LESS, HOWEVER, any portion heretofore sold off. This property is subject to a first mortgage in the sum of \$2,500.00 given November 28, 1969, and recorded in Mortgage Book 1146, Page 551.

ALSO: ALL that piece, parcel or tract of land bounded by U. S. Highway #25, S. C. Highway #13, Tract No. 5 of J. C. Hawkins Estate and Wirefab, Inc. and containing nine (9) acres according to a plat made by Terry T. Dill, October 31, 1969, and being located in Paris Mountain Township, County of Greenville, State of South Carolina, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin at the corner of property known and designated as Tract No. 5 of J. C. Hawkins Estate and running thence along said line S. 83-59 E. 1002.4 feet to an iron pin on the right-of-way of S. C. Highway #13; running thence along said right-of-way of Highway #13, S. 8-24 W. 422.5 feet to a concrete marker; running thence along line of Wirefab, Inc. N. 81-30 W. 951.5 feet to an iron pin on right-of-way of U. S. Highway #25; running thence N. 0-53 E. 382.5 feet to an iron pin, the beginning corner. This property is subject to a first mortgage in the original sum of \$35,500.00. Said mortgage is recorded in Mortgage Book 1142, page 530, RMC Office for Greenville County and is also subject to a second mortgage to Realco, Inc. in the sum of \$43,000.00 as shown in Mortgage Book 1169, page 538, RMC Office for Greenville County.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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 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.