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BOOK 1573 PAGE 210

REAL ESTATE MORTGAGE

THIS MORTGAGE, Made on the 17th day of June, 1982, by ACME PRECISION PRODUCTS, INC., a Delaware corporation, of 3750 East Outer Drive, Detroit, Michigan, hereinafter referred to as "Mortgagor", to MANUFACTURERS NATIONAL BANK OF DETROIT, a national banking association, hereinafter referred to as "Mortgagee", whose principal office is located at 100 Renaissance Center, Detroit, Michigan 48243.

WITNESSETH: That the Mortgagor hereby MORTGAGES AND WARRANTS unto the Mortgagee, the lands, premises and property situated in the Town of Greer, County of Greenville and State of South Carolina, described as follows: to wit:

SEE SCHEDULE OF REAL ESTATE ANNEXED HERETO AND INCORPORATED BY REFERENCE

TOGETHER WITH the privileges, appurtenances, improvements, tenements and hereditaments thereunto belonging and which may in the future attach thereto, including any part of any street or alley, adjacent to said premises, vacated or hereafter vacated, and all buildings on said premises and all of the estate, title or interest of Mortgagor of, in and to said premises and the rents, issues, profits and any leases thereof and together with all electric lighting fixtures, heaters, furnaces, gas or oil burners, heating controls, motors, fans, tanks, bathroom fixtures, air conditioners, air conditioning equipment, plumbing equipment, gas equipment and electric fixtures and equipment, dishwashers, garbage disposers, ranges, ovens, refrigerators, television sets, carpeting, elevators, shelving, counters, office or department or other partitions, all items of furniture, furnishings, fixtures and equipment, including all personal property necessary or incidental to the use of the premises and any buildings located thereon for apartment, business or commercial purposes, and all other property, whether or not similar to that hereinbefore mentioned, which is or shall be attached to the premises by nails, screws, bolts, pipe connections, masonry, or in any other manner placed or installed therein or thereon, and further, and not in limitation of the foregoing, including all other articles listed in any exhibit which may be attached hereto, which exhibit is hereby expressly declared to be incorporated herein, all of which are and shall be deemed to be an accession to the freehold and a part of the realty as between the parties hereto and all persons claiming by, through or under them and the same shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by the lien of this mortgage. The foregoing is hereinafter referred to as the "Premises".

THIS MORTGAGE SHALL STAND AS SECURITY for the payment when due of all sums, notes, accounts, indebtedness and liabilities, direct, indirect, absolute or contingent, owing by the Mortgagor to the Mortgagee in any manner and at any time, whether in the past or hereafter while this mortgage is in force, due or hereafter to become due, now owing or that may hereafter be incurred to, or acquired by

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