

GREENVILLE, S. C.

Post Office Drawer 969
Greenville, SC 29602

DEC 14 11 15 AM '82

BOOK 1588 PAGE 862

REGISTERED BY H. S. BROCKMAN
S. C. REGISTER

MORTGAGE

THIS MORTGAGE is made this 14th day of December, 1982, between the Mortgagor, H. E. LANGSTON (herein "Mortgagor"), and the Mortgagee, SOUTH CAROLINA NATIONAL BANK, a corporation organized and existing under the laws of South Carolina, whose address is Post Office Drawer 969 Greenville SC 29602 (herein "Lender").

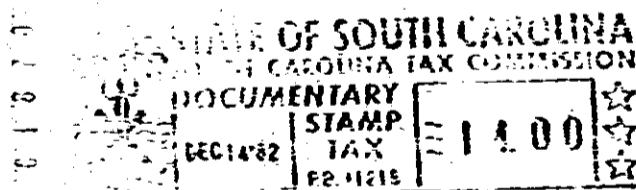
WHEREAS, the Mortgagor is a major stockholder of Engineered Specialties, Inc. and the Mortgagee has extended to Engineered Specialties, Inc. a line of credit not to exceed THIRTY FIVE THOUSAND (\$35,000.00) DOLLARS against which Engineered Specialties, Inc. has made a draw and has executed its promissory note evidencing the indebtedness created thereby.

TO SECURE to the Mortgagee (a) the repayment of the indebtedness evidenced by said note as well as future notes executed and delivered by Engineered Specialties, Inc. pursuant to the line of credit extended by the Mortgagee aforesaid, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or tract of land in the State of South Carolina, County of Greenville, Chick Springs Township, on the south side of East Lee Road (formerly Edwards Road), being known as Tract No. 4 according to a plat of W. H. Langston made by H. S. Brockman, Surveyor, revised January 27, 1948 by H. S. Brockman, Surveyor, and having according to a more recent plat made by Carolina Engineering and Surveying Company recorded June 27, 1963 in Plat Book WW, at page 509, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of East Lee Road (formerly Edwards Road) at the corner of property now or formerly of B. G. Nodine, and running thence along the center of Edwards Road S. 70-0 W. 400 feet to an iron pin at the corner of Lot No. 9 as referred to on said plat; thence S. 3-50 E. 300 feet to an iron pin at the rear corner of Lot No. 3; thence along the rear line of Lots No. 3, 2 and 1 S. 80-10 E. 362.5 feet to an iron pin on the line of property of Nodine; thence N. 0-15 E. along the Nodine line 500 feet to an iron pin in the center of Edwards Road at the point of beginning, said tract containing 3.37 acres.

This is the same property conveyed to H. E. Langston by deed of William H. Langston dated January 30, 1948, and recorded February 4, 1948, in Deed Book 335, at page 320.



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which has the address of 1414 East Lee Road, Taylors, (City)
South Carolina 29687 (State and Zip Code) (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

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Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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