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**MORTGAGE**

BOOK 1607 PAGE 335

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THIS MORTGAGE is made this 20 day of May 1983 between the Mortgagor, American Metal and Machine Works, Inc. n/k/a Huff Industrial Piping and Fabricating, Inc. (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

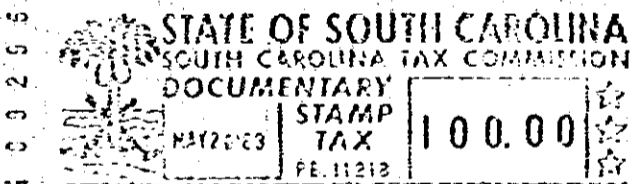
WHEREAS, Borrower is indebted to Lender in the principal sum of Two Hundred Fifty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated 5/20/83 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 5/15/93

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, 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 lot of land located south of Sulphur Springs Road on the eastern side of Reedy River in the County of Greenville, State of South Carolina, being shown on plat entitled Greenville and Northern Railway Company by J.C. Hill dated July 18, 1966, and being shown on a more recent plat for American Metal & Machine Works, Inc. dated April 2, 1979 by Carolina Surveying Co. and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located 280.1 feet south of Sulphur Springs Road and 22.8 feet west of the center of the main line of the Greenville and Northern Railway Company and running thence S. 73-20 W. 159.8 feet past an iron pin to a point in the center of Reedy River; then in a southerly direction with the center of the river as the line 364 feet more or less to a point in the center of the river; thence running past an iron pin on the eastern side of the river S. 73-20 W. 169.7 feet to an iron pin; thence N. 16-40 W. 362.2 feet to an iron pin at the point of beginning.

This is the same property conveyed to the American Metal and Machine Works, Inc. by deed of Russell Johnson & Travis J. Cash, Jr., as Trustees, dated June 27, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1105 at page 681.



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which has the address of Pinsley Circle Greenville, South Carolina (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".

Borrower covenants that Borrower is lawfully seized 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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