

State of South Carolina
County of GREENVILLE

Mortgage of Real Estate

MAIL TO:
GADDY & DAVENPORT
P. O. BOX 10267
GREENVILLE, S. C. 29603

THIS MORTGAGE is dated GREENVILLE, S. C. May 5, 1983

THE "MORTGAGOR" referred to in this Mortgage is UNIVERSAL EQUIPMENT COMPANY, INC.

whose address is Pleasantburg Industrial Park, P. O. Box 5876, Greenville, S. C. 29606

THE "MORTGAGEE" is CLIFFORD F. GADDY, JR.

whose address is 403 N. Church Street, P. O. Box 10267, Greenville, S. C. 29603

THE "NOTE" is a note from SPECIALTY STEEL FABRICATORS, INC., UNIVERSAL EQUIPMENT COMPANY, INC. and JOHN T. LANGSTON, JR.

to Mortgagee in the amount of \$ 12,000.00 dated May 5, 1983. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is July 5, 1983. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$ 12,000.00, plus interest, attorneys' fees not to exceed fifteen (15%) per cent of the unpaid debt, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, and the Mortgagee's heirs, successors and assigns, the following described property:

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, at the westerly corner of the intersection of Industrial Drive and Commercial Drive, in Pleasantburg Industrial Park, near the City of Greenville, containing 29,150 square feet, on plat of survey for Pleasantburg Industrial Park recorded in the RMC Office for Greenville County in Plat Book DDD, at Page 67. According to said plat, the property is more fully described as follows, to-wit:

BEGINNING at an iron pin on the westerly side of Industrial Drive and running thence along the edge of said Drive on a curve, the chord of which is S. 6-01 E. 71.2 feet to an iron pin at the intersection of Industrial Drive and Commercial Drive; thence along the westerly side of Commercial Drive S. 14-55 W. 83.7 feet to an iron pin; thence running along the joint line of property of Walter S. Griffin N. 75-05 E. 200 feet to an iron pin; thence running N. 14-55 E. 150 feet to an iron pin; thence S. 75-05 E., 174.3 feet to the point of beginning. This being the same property conveyed to the mortgagor by deed of John T. Langston, Sr. and John T. Langston, Jr., recorded in Deed Book 862 at Page 588, February 26, 1969.

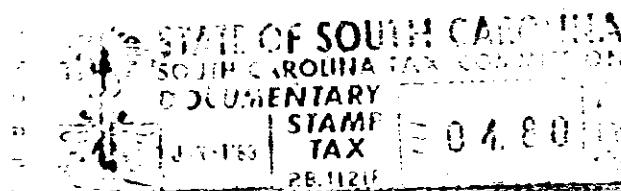
ALSO: All that certain piece, parcel or lot of land lying and being on the westerly side of Industrial Drive and being shown on a plat entitled Survey for Walter Griffin, made by Piedmont Engineers & Architects, May 9, 1967, and recorded in the RMC Office for Greenville County in Plat Book RRR, at Page 31, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on Industrial Drive at the joint front corner of lot entitled Universal Equipment Company and the lot described herewith, and running thence N. 75-05 W. 174.30 feet to an iron pin; thence N. 14-55 E 79.6 feet to an iron pin; thence S. 75-05 E. 112.10 feet to an iron pin on Industrial Drive; thence along Industrial Drive S. 16-28 E. 3.25 feet to an iron pin; thence continuing with said Drive, S. 23-10 E. 98.10 feet to the point of beginning. This being the same property conveyed to the mortgagor by deed of John T. Langston, Sr. and John T. Langston, Jr. recorded February 26, 1969 in Deed Book 862 at Page 588.

ALSO: All that certain piece, parcel or tract of land, situate, lying and being in Greenville County, State of South Carolina, on Industrial Drive as shown on plat of Pleasantburg Industrial Park made by Piedmont Engineering Service, dated January 1962, revised February 1968, and having the following metes and bounds, to-wit:

(See continuation of description on attached sheet)

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);



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