

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

GREENVILLE COUNTY, S.C.
JUN 22 2 13 1983
R.M.C.

THIS MORTGAGE made this 21st day of December, 1983

by Universal Equipment Company

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, Greenville,

South Carolina 29602

WITNESSETH:

THAT WHEREAS, Universal Equipment Company

is indebted to Mortgagee in the maximum principal sum of One Hundred Twenty-Eight Thousand Thirty-Five and 37/100ths

Dollars (\$128,035.37), Which indebtedness is evidenced by the Note of Universal Equipment Company

of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is 1994

after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$128,035.37, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its 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 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. Reference to said plat is craved for a metes and bounds description. 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 on 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. Reference to said plat is craved for a metes and bounds description. 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. Reference to said plat is craved for a metes and bounds description. This being the same property conveyed to the mortgagor by deed of Walter S. Griffin, Walter W. Goldsmith and R. M. Caine dated February 20, 1969, and recorded February 26, 1969, in Deed Book 862 at page 631.

(CONTINUED ON NEXT PAGE)

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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