

FILED GREENVILLE CO. S. FEB 20 3 05 PM '68

BOOK 48 PAGE 723

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ASSISTANT CLERK

First Mortgage on Real Estate

DORRIS S. TENNERSLEY R.M.C.

MORTGAGE

JUN 21 '77

35309

FOSTER & RICHARDSON

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: UNIVERSAL EQUIPMENT COMPANY, INC.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of -----One Hundred Fifty Thousand and No/100----- DOLLARS (\$ 150,000.00), with interest thereon at the rate of Eight per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is Fifteen years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

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 REC 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. 93.7 feet to an iron pin; thence running along the joint line of Property of Walter S. Griffin N. 75-05 W. 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.

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 REC Office for Greenville County in Plat Book RRR, at page 31.

to more fully described as follows:

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