

Nov 13 4 21 PM '77

ELIZABETH RIDDLE

## MORTGAGE OF REAL ESTATE

NOTE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, UNITED MACHINE WORKS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto A. MORGAN WILLIAMS, SR.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of ONE HUNDRED THOUSAND AND NO/100 Dollars (\$100,000.00) due and payable

UPON THOSE TERMS AND CONDITIONS SPECIFIED IN THE PROMISSORY NOTE ATTACHED HERETO

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Mortgagee to 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, in Bates Township, on U. S. Highway No. 25 approximately 2 miles North of Travelers Rest, S. C., containing 1 acre, more or less, and being known as Tract No. 7 of the Preston Hawkins Estate according to a survey made by Terry T. Dill, October 2, 1968, recorded in the RMC Office for Greenville County in Plat Book ZZZ, at page 5, and being the same property conveyed to United Machine Works, Inc. by William R. Taber, Jr. and Annie F. Taber, in Deed Book 943, page 18, RMC Office for Greenville County.

ALSO: ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, on the North side of Enoree River and on the East side of Buncombe Road, containing two acres, more or less, according to a survey made by W. J. Riddle, September 26, 1944, and being shown in County Block Book at Sheet 501.2-1-59 and being in Tax District 367, and being the same property conveyed to United Machine Works, Inc. by R. Carol Glenn and Liella L. Glenn in Deed Book 938, at page 52, RMC Office for Greenville County.

ALSO: ALL that piece, parcel or tract of land containing 17.13 acres, more or less, located in Saluda Township, in the County of Greenville, State of South Carolina, and being the same property conveyed to United Machine Works, Inc. in Deed Book 880, page 296. This mortgage is subject to a mortgage to Iron Works, Inc. in the original sum of \$166,213.00 recorded in Mortgage Book 1177, page 265.

ALSO: ALL those certain pieces, parcels or lots of land in the County of Greenville, State of South Carolina, situated on Highway No. 29, just below the Town of Piedmont, S. C., being known and designated as Lots Nos. 14, 15, 16, and 17 of a subdivision known as Monticello Estates as shown on plat thereof made by Woodward Engineering Company dated March 1956 and recorded in the RMC Office for Greenville County in Plat Book EE, at page 169, and being the same property conveyed to United Machine Works, Inc. by deed recorded in Volume 879, page 633. This property is subject to a mortgage given to Iron Works, Inc. in the original sum of \$166,213.00 as shown in Mortgage Book 1177, page 265.

ALSO: ALL that piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, containing 23 acres according to a survey of the property of Wallace Hawkins and Reba Hawkins made by Jones Engineering Service, July 28, 1972, said plat being recorded in the RMC Office for Greenville County in Plat Book 4-U, at page 52, and being the same property conveyed to Wallace H. Hawkins and Reba H. Hawkins in Deed Book 952, page 205, and this day conveyed to United Machine Works, Inc. This property is subject to a mortgage given to Frank G. Hawkins and Ruth Cooper Hawkins in the original sum of \$78,000.00, by Wallace H. Hawkins and Reba H. Hawkins.

ALSO: Those parcels as described in the list attached hereto.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or pertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.