

MARCHBANKS, CHAPMAN, BROWN & HARTER, P.A., 111 TOY STREET, GREENVILLE S.C. 29603

MORTGAGE FOR REAL ESTATE  
GREENVILLE CO. S.C.

1405 - 315

STATE OF SOUTH CAROLINA } AT 18 4 52 PM '76 MORTGAGE OF REAL ESTATE  
COUNTY OF GREENVILLE } LUCILLE S. TAYLOR, CLERK OF COURT WHERE THESE PRESENTS MAY BE FILED  
S. C.

WITNESS Creech Metal Fabricators, Inc.

has executed and delivered unto Community Bank  
[REDACTED] a written instrument dated [REDACTED]

their guaranty of payment on notes of M Corporation  
[REDACTED] guaranteeing payment of \$100,000.00 of a loan between mortgagor and  
M Corporation, the terms of which are incorporated herein by reference; said loan is  
evidenced by promissory notes in the amount of \$400,000.00; this mortgage is to secure  
only \$100,000.00 of said notes

on the date of [REDACTED] twelve months from the date of this instrument. As provided in  
said notes.

WHEREAS, the Mortgagor may have the right to make payments to the said M Corporation directly or indirectly, and such payments shall be applied to the  
Mortgagor's account for the payment of principal, interest, and other charges;

NOW, KNOW ALL MEN BY THESE PRESENTS, THAT I, the undersigned, do hereby mortgage, sell and convey unto the Community Bank, the sum of \$100,000.00, M. C. and  
M Corporation, and also a certain tract of land, more particularly described as follows: All that land lying in the County of Greenville, State of South Carolina, bounded as follows:  
[REDACTED]  
[REDACTED]

ALL that piece, parcel or lot of land, situate, lying and being on the  
western side of Putman (Babbtown) Road, in Fairview Township, County of  
Greenville, State of South Carolina, being shown and designated as 4.00  
acres (exclusive of railroad right of way) on a plat of Property of Lucia  
R. Boyd, dated November, 1975, prepared by C. D. Riddle, and having, according  
to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Putman (Babbtown) Road, the joint  
front corner of the subject property and property of Mrs. Nan Hopkins, and running  
thence S. 69-44 W. 405.4 feet to the center line of the S.C.L. Railroad; thence  
along the said S.C.L. Railroad the following courses and distances: S. 15-17 E.  
100.0 feet; S. 13-25 E. 100.0 feet; S. 11-32 E. 100.0 feet; S. 9-35 E. 100.0 feet;  
S. 7-29 E. 64.55 feet to an iron pin; thence along the joint line of subject  
property and other property of Lucia R. Boyd, N. 69-22 E. 437.45 feet to an iron  
pin; thence with Putman (Babbtown) Road, N. 15-22 W. 479.85 feet to the point  
of beginning.

This is the identical property conveyed to Creech Metal Fabricators, Inc. by deed  
of Lucia R. Boyd dated November 19, 1975 and recorded on November 12, 1975 in the  
R.M.C. Office for Greenville County, South Carolina in Deed Book 1027 at Page 136.

The within described real estate is subject to an easement in favor of  
the Seaboard Coastline Railroad Company 50 feet in width along the western edge  
of the property as evidenced by mutual deed between Seaboard Coastline Railroad  
Company and Creech Metal Fabricators, Inc. dated July 24, 1975, and recorded  
October 30, 1975, in the R.M.C. office for Greenville County in Deed Book 1090  
at Page 325.

A certain leasehold interest allowing the encroachment upon the right of way of  
Seaboard Coastline Railroad Company for the purpose of maintaining structures and  
improvements thereon for a period of five (5) years, with three (3) renewal periods  
of five (5) years each, as evidenced by a certain lease dated October 7, 1976.

S. 15-17 E. 100.00  
S. 13-25 E. 100.00  
S. 11-32 E. 100.00  
S. 9-35 E. 100.00  
S. 7-29 E. 64.55  
N. 69-22 E. 437.45  
N. 15-22 W. 479.85

For the right and privilege of making and maintaining the same in the manner and way aforesaid, and  
all of the rents, issues, and profits which may arise in and about the same, and having full power and authority  
to do all acts and things necessary to be done in respect of the same, so that all the fixtures, and equipment, other than the  
aforementioned, may be removed at the end of the term.

TO HAVE AND TO HOLD all and singular the said premises, at the time and place, in the manner and way aforesaid.

The Mortgagor covenants that it is lawfully seized of the premises, and is lawfully entitled to the same, that it has no right and is  
not bound to pay any taxes, or other charges, under the same, and that the premises are free from all liens, easements and encumbrances except as aforesaid,  
and the Mortgagor further covenants to warrant and forever defend all title to the said premises unto the Mortgagee, his heirs, friends and  
agents, the Mortgagor and all persons who may lawfully claim the same, in every part thereof.