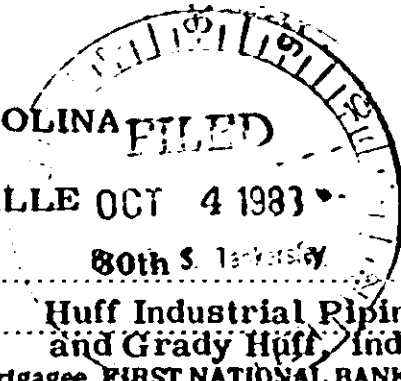


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1629 PAGE 175

MORTGAGE

THIS MORTGAGE is made this 8th day of September (see below)*
1983, between the Mortgagor Huff Industrial Piping & Fabricating Co., Inc., successor in title
and Grady Huff, individually
(herein "Borrower"), and the Mortgagee, FIRST NATIONAL BANK OF PICKENS COUNTY, a corporation organized and ex-
isting under the laws of the United States whose address is 200 Pendleton Street, P. O. Drawer 352, Easley, South Carolina 29640
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Two Hundred Sixty-Nine Thousand Forty-
Five and 06/100 (\$269,045.06) Dollars, which indebtedness is
evidenced by Borrower's Note dated September 30, 1983 (herein "Note"),
providing for repayment according to the terms thereof, with the balance of the indebtedness, if not sooner paid, due and
payable on as per note of even date herewith

This Mortgage secures the note of even date, and any and all renewals, extensions or modifications of the same. Lender may
from time to time change the terms, interest rate, repayment schedules and/or the maturity date of said Note.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of
all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the per-
formance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with
interest thereon, made to Borrower by Lender pursuant to paragraph 17 hereof (herein "Future Advances"), Borrower does
hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in
the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land located south of Sulphur Springs
Road on the eastern side of Reedy River in the County of Greenville, State of
South Carolina, being shown and designated as property of H-G-N Company, Inc.
on plat entitled Greenville and Northern Railway Company by J. C. Hill dated
July 18, 1966, recorded in the R.M.C. Office for Greenville County, South
Carolina in Plat Book PPP, at page 31, and having, according to said plat, the
following metes and bounds, to-wit: BEGINNING at an iron pin located 280.1
feet south of Sulphur Springs Road and 22.8 feet west of the center of the main
line of the Greenville and Northern Railway Company and running thence S 72-20
W 159.8 feet past an iron pin to a point in the center of Reedy River; thence in
a southerly direction with the center of the river as the line 226feet, more or less,
to a point in the center of the river; thence running past an iron pin on the eastern
edge of the river S 73-20 W 164.2 feet to an iron pin; thence N 16-40 W 225 feet
to an iron pin at the point of BEGINNING.

For derivation see Vol. 1105, page 691, Greenville County Records, deed to
American Metal and Machine Works, Inc.

*Huff Industrial Piping & Fabricating Co., Inc. is successor in title to the above
property by reason of merger agreement between the two corporations effective
April 1, 1983, and of record in Deed Book 1195, page 933, Greenville County
Records.

which has the address of
(Street) (City)
..... (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements
now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights
and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, in-
cluding replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage;
and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein
referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and
convey the Property, that the Property is unencumbered, except as herein noted, and that Borrower will warrant and defend
generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed
in a schedule of exceptions to coverage in any title insurance policy, or Certificate of Title, insuring or certifying Lender's in-
terest in the Property.

RECORDS

12-11-83