

LIMITING AGREEMENT
AND
FORECLOSURE NOTICE AGREEMENT

For the purpose of inducing SMALL BUSINESS ADMINISTRATION to ~~make a~~
~~xxxxxx~~ subordinate

in connection with which Small Business Administration is taking a real estate mortgage (if appropriate, the word "mortgage" when used herein also includes security deed and deed of trust) upon property of Carolina Plating Works, Inc.

, SUBJECT TO A ~~XXXX~~ MORTGAGE HELD BY First Federal Savings and Loan Association (hereinafter called "Mortgage Holder." Greenville, S. C.

Mortgage Holder, its successors and assigns, does hereby agree that so long as the SBA mortgage described above remains in effect, as hereinafter stated, Mortgage Holder will not make future advances, will not add additional other indebtedness not presently secured by said mortgage to the debt thereby secured, and will not release collateral securing said debt without the consent of SBA, which consent will not be unreasonably refused by SBA. Mortgage Holder, may without the consent of SBA add to the debt interest, its late charges and advancements necessary for the protection of the security of title thereto, such as, but not limited to, advances for real estate taxes, property insurance premiums, reasonable attorney's fees and essential repairs.

Mortgage Holder does further agree that prior to any referral to an attorney for foreclosure, it will give Small Business Administration at 1801 Assembly Street, Columbia, South Carolina 29201, written notice with a 20-day option to cure the default and/or purchase the note and mortgage for the full amount due without additional costs or attorney's fees, or to do nothing.

Mortgage Holder further agrees that any agreement between it and borrower whereby borrower is prohibited or restricted from further encumbering his assets is waived as to the SBA loan.

Dated this 23 day of November, 1979.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
MORTGAGE HOLDER

BY: J. Parker Keefe

WITNESSES:

Janice Y. Ewan
Lyone W. Siefert

RECORDED NOV 23 1979
at 10:59 A.M.

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