

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 heretofore 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 and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt.

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises.

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises.

(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed.

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void, otherwise to remain in full force and virtue.

5. That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, Mortgagor has caused this instrument to be executed and delivered by its duly authorized officer (s) this 28th day of January 19 81

Signed, sealed and delivered in the presence of:

Handwritten signatures of witnesses.

American Aluminum Foundry Corp. (LS) a corporation By [Signature] President and [Signature] Secretary

STATE OF SOUTH CAROLINA ) COUNTY OF GREENVILLE )

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor by its duly authorized office(s) sign, seal and as its act and deed of said corporation executed and deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 28th day of January 19 81

[Signature] (SEAL) Notary Public for South Carolina My Commission expires: 3-28-89

[Signature]

RECORDED JAN 29 1981 at 10:18 A.M.

Lot Shufflotown Rd., Butler Tp. \$169,933.65 P.O. BOX 10162, F.N.

Mortgage of Real Estate I hereby certify that the within Mortgage has been this 29th day of Jan. 19 81 at 10:18 A.M. recorded in Book 1531 of Mortgages, page 111 As No. Register of Meane Conveyance, Greenville County

ADDRESS: Community Bank TO American Aluminum Foundry Corp. 21623 Fant & Fant Attorneys STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

Vertical stamp on the right margin.

Vertical stamp at the bottom right corner.