

28. In addition to other events of default set forth herein, any default by the mortgagor in any of the terms and conditions of the Loan Commitment dated April 6, 1978, as amended, the Construction Loan Agreement dated May 24, 1978, the Tri-Party Agreement dated May, 1978, or any act of default set forth therein, the terms of which are incorporated herein by reference, or any default in any other document given in connection with this loan shall constitute an act of default under the within mortgage entitling the mortgagee to exercise any rights or remedies set forth herein.

IN WITNESS WHEREOF, the said corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers this 24 day of May, in the year of our Lord One Thousand Nine Hundred and Seventy-Eight.

In the Presence of: T & S BRASS AND BRONZE WORKS, INC.  
 By: George I. Theisen President  
 AND: Joan L. Theisen Secretary  
Judy A. Sloan

STATE OF SOUTH CAROLINA )  
 ) PROBATE  
 COUNTY OF GREENVILLE )

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw George I. Theisen as President and Joan L. Theisen as Secretary of T & S Brass and Bronze Works, Inc., a corporation chartered under the laws of the State of New York, sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

Samuel R. Quattromani

SWORN to before me this 24 day of May, 1978.

Judy A. Sloan  
 Notary Public for South Carolina  
 My Commission Expires: 2-24-87



9031

4328 RV-2