

FILED
GREENVILLE, S.C.

FEB 26 3 25 PM '81

DONNIE TANNERSLEY
R.M.C.

MORTGAGE

(Participation)

BOOK 1533 PAGE 644

This mortgage made and entered into this 26th day of February 1981, by and between M. Corporation, now by change of name Creech Metal Fabricators, Inc., filed in the RMC Office for Greenville County, S.C. on February __, 1981 (hereinafter referred to as mortgagor) and Community Bank

(hereinafter referred to as mortgagee), who maintains an office and place of business at 416 E. North Street, Greenville, S.C.

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land, situate, lying and being on the western side of Putman (Babtown) 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. O. Riddle, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Putman (Babtown) 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 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. 84.55 feet to an iron pin; thence along the joint line of subject property and other property of Lucia R. Boyd, N. 69-44 E. 437.85 feet to an iron pin; thence with Putman (Babtown) Road N. 15-22 W. 479.85 feet to the point of beginning.

TOGETHER with all of the mortgagor's right, title and interest in and to that certain 50 foot easement described as Parcel No. 1 in mutual deed of Seaboard Coast Line Railroad Co. and Creech Metal Fabricators, Inc., dated July 24, 1978, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1090, at Page 922.

This is the same property conveyed to the mortgagor herein by deed of Lucia R. Boyd dated November 10, 1975, and recorded on November 12, 1975 in the R.M.C. Office for Greenville County, S. C. in Deed Book 1027, at Page 136.

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated February __, 1981 in the principal sum of \$ 550,000.00, signed by Cesar R. Blanco in behalf of Creech Metal Fabricators, Inc.

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