



BOOK 1152 PAGE 96

NON-DISTURBANCE AGREEMENT

THIS NON-DISTURBANCE AGREEMENT (this "Agreement") is made and entered into as of this ^{13th} day of July, 1981 by and between SERVICE CORPORATION OF SOUTH CAROLINA, a South Carolina corporation (the "Mortgagee"), and MACHINE FABRICATORS OF GREENVILLE, INC., a South Carolina corporation (the "Tenant").

On November 15, 1977, Old Grove Partnership, a South Carolina limited partnership, as lessor (the "Landlord"), and Metal Fabricators, Inc., a South Carolina corporation, as lessee ("Metal Fabricators"), entered into a Lease Agreement (the "Lease") pursuant to which Metal Fabricators leased from the Landlord a parcel of land and the improvements thereon lying in Gantt Township, Greenville County, South Carolina, upon which Metal Fabricators has conducted its business (the "Demised Premises"). The Landlord granted a mortgage in the Demised Premises to the Mortgagee by Mortgage dated April 14, 1977 and recorded in the office of the RMC for Greenville County, South Carolina, Mortgage Book 1394 at page 830 (the "Mortgage") to secure an indebtedness of the Landlord to the Mortgagee (the "Indebtedness") as evidenced by a promissory note from the Landlord to the Mortgagee dated April 14, 1977 (the "Note"). As further security for the Indebtedness, the

0090

4328 RV-2