

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Crucible Chemical Company, Inc. and Robert C. Schnabel, Robert B. Wilson and Thomas M. Newton (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto South Carolina National Bank of Charleston, Greenville, S. C. (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of:

Two Hundred Ninety Thousand and no/100-----DOLLARS (\$ 290,000.00), with interest thereon from date at the rate of 7 per centum per annum, said principal and interest to be repaid: April 30, 1974 as stated in the note which this mortgage secures



WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, situate on the western side of Donaldson Center and at the end of an unnamed 60 foot access road, Gantt Township, Greenville County, South Carolina, being shown as a tract containing 1.49 acres on a plat of the property of Crucible Chemical Company, dated February 9, 1972, prepared by Campbell & Clarkson, Surveyors, Inc., recorded in Plat Book 4S at Page 2 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the northeastern corner of the property described herein and at the northwestern corner of other property of Crucible Chemical Company, Inc. and running thence with Crucible Chemical Company, Inc. property S. 51-56 E. 204.15 feet to an iron pin; thence S. 39-09 W. 397.75 feet to an iron pin; thence N. 14-54 W. 245.9 feet to an iron pin; thence N. 38-01 E. 249.65 feet to the point of beginning.

This is the same property conveyed to Crucible Chemical Company, Inc. by deed recorded in Deed Book 943 at Page 169 in the R.M.C. Office for Greenville County. The mortgagors Robert C. Schnabel, Robert B. Wilson and Thomas M. Newton are to own the building which is to be constructed upon the afore-described property and said building is to be leased to Crucible Chemical Company, Inc. as will appear according to the terms of a lease dated September 6, 1973.

The mortgagor Crucible Chemical Company, Inc. joins in the execution of this mortgage solely for the purpose of subjecting to the lien hereof the corporation's fee simple title to only the lot herein-above described and it is understood and agreed that the corporation is incurring no liability in connection with the repayment of this loan which shall be the personal responsibility of the three remaining mortgagors herein.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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