

RECORDING FEE
PAID \$ 3.50

1338 284

5,100.00

MORTGAGE

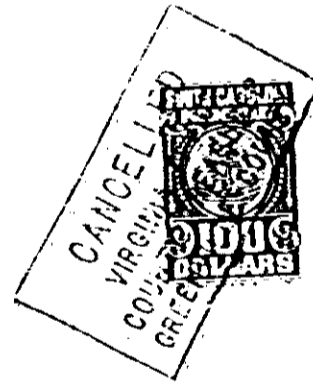
THIS MORTGAGE is made this 1st day of May, 1975,
between the Mortgagor, Crucible Chemical Company, a corporation,
(herein "Borrower"),
and the Mortgagee, PIEDMONT FEDERAL SAVINGS & LOAN ASSOCIATION OF SPARTANBURG, a corporation
organized and existing under the laws of THE UNITED STATES, whose address
is 468 E. MAIN ST., SPARTANBURG, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Two Hundred Fifty
Thousand and 00/100----- Dollars, which indebtedness is evidenced by Borrower's note of
even date herewith (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on May 10, 1995

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to
protect the security of this Mortgage, and the performance of the covenants and agreements of
Borrower herein contained, and (b) the repayment of any future advances, with interest thereon,
made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"),
Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns
the following described property located in the County of Greenville, State of
South Carolina:

All that piece, parcel or tract of land, located, lying and being in
the County of Greenville, State of South Carolina, located near the
end of Operations Court and at the end of an access road on Donaldson
Center, containing 1.49 acres, more or less, as shown on survey by
Campbell & Clarkson Surveyors, Inc., dated February 9, 1972, and having,
according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin which is 98 feet from the center line of a
ninety foot access road as shown on said plat, and running thence
S. 14-54 W. 245.9 feet to an iron pin which is 125 feet from the edge
of a taxiway; thence N. 39-09 W. 397.75 feet to an iron pin at the
corner of other property of the mortgagor; thence, along the joint line
of other property of the mortgagor, N. 51-56 W. 204.15 feet to an iron
pin near the end of Operations Court; thence S. 38-01 W. 249.65 feet to
an iron pin, the point and place of beginning.



5,100.00

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with
all the improvements now or hereafter erected on the property, and all easements, rights, appur-
tenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water
stock, and all fixtures now or hereafter attached to the property, all of which, including replacements
and additions thereto, shall be deemed to be and remain a part of the property covered by this Mort-
gage; and all of the foregoing, together with said property (or the leasehold estate in the event this
Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the
right to mortgage, grant and convey the Property, that the Property is unencumbered, and that
Borrower will warrant and defend generally the title to the Property against all claims and demands,
subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future
Advances secured by this Mortgage.