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GREENVILLE, S.C.

BOOK 1400 PAGE 272

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE BY A CORPORATION
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, STEEL FABRICATORS, INC.

a corporation chartered under the laws of the State of South Carolina
(hereinafter referred to as Mortgagor) is well and truly indebted unto

SOUTHERN BANK & TRUST CO.

(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

----- Twenty Thousand and No/100ths Dollars (\$ 20,000.00) due and payable

Ninety (90) days from the date of the note,

with interest thereon from date at the rate of nine (9%) per centum per annum, to be paid: 90 days from date of note

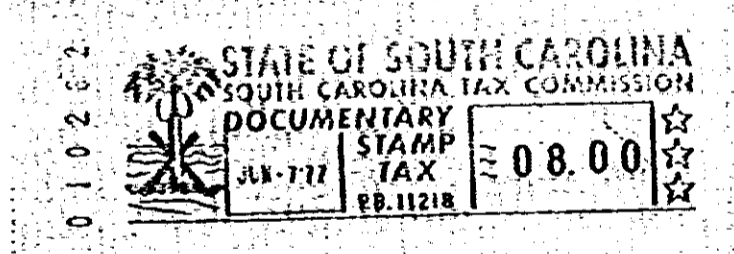
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the sforesaid 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, the Mortgagee's heirs, 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, on the northeast side of South Carolina Highway 276, shown and known as a 4.44 acre tract of land identified on plat of property of Ralph M. Horne and Sam T. Staggs near Travelers Rest, S.C., dated May 14, 1976, by C. O. Riddle, Reg. Ls. 1347, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the C & G R.R. right of way (abandoned) and proceeding N. 26-53 W. along the northeast side of S.C. Highway 276, 422.1 feet to an iron pin, northern boundary of Duke Power right of way; thence N. 73-51 E. along the northern boundary of the Duke Power right of way, 933.3 feet to an iron pin; thence along property of Abney Mills, S. 47-57 W. 949.7 feet to the point of beginning.

Being the same property conveyed to the Mortgagor herein by deed of Ralph M. Horne and Sam T. Staggs, co-partners d/b/a S & H Enterprises, said deed being recorded in the R.H.C. Office for Greenville County on June 24, 1976 in Deed Book at page



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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