MARCHBANKS, CHAPMAN, BROWN & HARTER, P. A., 111 TOY STREET, GREENVILLE, S. C. 29603

MORTGAGE OF REAL ESTATE
GREENVILLE CO. S. C.

1405 - 315

STATE OF SOUTH CAROLINA } 16 4 52 PM '7 MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE } TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS Creech Metal Fabricators, Inc.

has executed and delivered unto Community Bank

their guaranty of payment on notes of M Corporation

guaranteeing payment and performance of $100,000.00 of a loan between Mortgagee and M Corporation, the terms of which are incorporated herein by reference; said loan is evidenced by promissory notes in the amount of $400,000.00; this mortgage is to secure only $100,000.00 of said notes

date twelve As provided in said notes.

WHEREAS, the Mortgagor

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the said Mortgagee's guaranty

ALL that piece, parcel or lot of land, situate, lying and being on the western side of Putman (Babbtown) Road, in Fairview Township, County of Greenville, State of South Carolina, being shown and designated as 4.00 acres (exclusive of railraod 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 (Babbtown) 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 line 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. 437.55 feet to an iron pin; thence with Putman (Babbtown) Road, N. 15-22 W. 479.85 feet to the point of beginning.

This is the identical property conveyed to Creech Metal Fabricators, Inc. 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, South Carolina in Deed Book 1027 at Page 136.

The within described real estate is subject to an easement in favor of the Seaboard Coastline Railroad Company 50 feet in width along the western edge of the property as evidenced by mutual deed between Seaboard Coastline Railroad Company and Creech Metal Fabricators, Inc. dated July 24, 1976, and recorded October 30, 1976, in the R.M.C. Office for Greenville County in Deed Book 1090 at Page 925.

A certain leasehold interest allowing the encroachment upon the right of way of Seaboard Coastline Railroad Company for the purpose of maintaining structures and improvements thereon for a period of five (5) years, with three (3) renewal periods of five (5) years each, as evidenced by a certain lease dated October 7, 1976.

4000

TO HAVE AND TO HOLD

RV-2