The Mortgagor further covenants and agrees as follows:

1. [illegible] the Mortgagee for such further sums as may be advanced hereafter at the option of the Mortgagee [illegible] the Mortgagee [illegible] the Mortgagee [illegible] the original [illegible] shall be payable on demand at the Mortgagee's loss otherwise provided [illegible]

2. [illegible] hereafter erected [illegible] the Mortgagee [illegible] and in companies acceptable [illegible] the Mortgagee [illegible] payment for a loss directly to the Mortgagee to the extent of the balance owing on [illegible]

3. [illegible] hereafter erected [illegible] and should at fail to do so the Mortgagee may at its option enter upon said premises [illegible] and charge the expenses for such repairs [illegible]

4. [illegible] and other governmental and municipal charges [illegible] the mortgaged premises [illegible] with all governmental and municipal laws and regulations affecting the mortgaged premises.

5. [illegible] and profits of the mortgaged premises from and after any default hereunder and agrees that [illegible] to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver [illegible] the Court in the event said premises are occupied by the [illegible] shall apply the [illegible] the payment of the [illegible]

6. [illegible] the Mortgagee shall be [illegible] the Mortgagor [illegible] the Mortgagee [illegible] the Mortgagee [illegible] the Mortgagee [illegible] the Mortgagee [illegible] the Mortgagee [illegible] the Mortgagee [illegible] the Mortgagee [illegible]

7. That the Mortgagor shall hold and enjoy the premises above conveyed [illegible] the Mortgagor shall fully perform all the terms [illegible] of the mortgage and of the note secured hereby, that then this mortgage shall be utterly null and void, otherwise to remain in full force and virtue.

8. That the covenants herein contained shall bind, and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 5th day of January 1979

SIGNED, sealed and delivered in the presence of

C. Vincent Brown

Creech Metal Fabricators, Inc. (SEAL)

By: [illegible] (SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that [illegible] the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that [illegible] with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 5th day of January 1979.

C. Vincent Brown (SEAL)

Notary Public for South Carolina

My Commission Expires: 4-17-79

STATE OF SOUTH CAROLINA
COUNTY OF

NOT NECESSARY--MORTGAGOR IS A CORPORATION

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor as respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee's, and the mortgagee's, heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of

(SEAL)

Notary Public for South Carolina

RECORDED JAN 16 1979 at 4:52 P.M.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Creech Metal Fabricators, Inc.

TO

Community Bank

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 16th day of January 1979 at 4:52 P. M. recorded in Book 1455 of Mortgages page 315 As No. [illegible]

Register of Mesne Conveyance Greenville County

LAW OFFICES OF

Marchbanks, Chapman, Brown & Harter, P.A.
111 Toy Street
P. O. Box 10224 F. S.
Greenville, South Carolina 29603

[illegible]

[illegible] Acres Putman Rd. (Pantstown)
Fairview Tp.

4328 RV.2