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the Mortgagor further covenants and agrees as follows:

1. [illegible] to the Mortgagee for such further [illegible] as may be advanced hereafter, at the option of the Mortgagee, for the purpose of paying [illegible] assessments, repairs or other purposes pursuant to the covenants hereof, together with interest thereon at the rate [illegible] per annum. All sums now owing hereunder and hereafter owing hereunder, including future advances, if not sooner paid, shall be due and payable [illegible] after the date hereof. Nothing herein contained shall be construed as obligating the Mortgagee to make any advances subsequent hereto. Any such future advances, if made, shall be secured hereby on a parity with and to the same extent as the principal sum hereinabove mentioned. Interest on any such future advances shall be payable on demand at the rate [illegible] per annum.

2. That [illegible] now or hereafter [illegible] on the premises [illegible] and all other hazards specified by Mortgagee [illegible] and in companies satisfactory to the Mortgagee, and that all such policies shall be held by and be payable to the Mortgagee to the extent of the balance owing to the Mortgagee hereunder, and that the Mortgagor will deliver to the Mortgagee the original policies of such insurance [illegible] payment for a loss directly to the Mortgagee to the extent of the balance owing to the Mortgagee hereunder.

3. That [illegible] now or hereafter [illegible] in good repair and in the event of failure to do so the Mortgagee may enter upon the premises and make such repairs as in its discretion it may deem necessary for the proper preservation thereof, and should it fail to do so the Mortgagee may [illegible] the expense of such repairs on the debt secured hereby.

4. That [illegible] assessments and other charges against the premises [illegible] and will promptly comply with all governmental and municipal laws and ordinances affecting the premises described herein.

5. That [illegible] and parts 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 premises described herein, or so much thereof as may be unsold, and the rents, issues and profits thereof, during the pendency of such foreclosure suit and during such further time as the Mortgagor may be entitled to redemption, and such receiver may, out of the rents, issues and profits of said premises, pay [illegible] premiums on such insurance as may be required by the Mortgagee, and the deficiency, in case the premises described herein are insufficient for the purpose, may be decreed by the Court.

6. That [illegible] the terms, conditions or covenants of this mortgage or of the note secured hereby, then at the option of the Mortgagee, all [illegible] secured by the Mortgage to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage or should the Mortgagee become a party to any suit involving the title to the premises described herein or should the debt secured hereby or any part thereof be placed in the hands of attorneys at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, including a reasonable attorney's fee, shall [illegible] on demand, at the option of the Mortgagee, as a part of the debt secured hereby and may be included in any judgment or decree foreclosing this mortgage.

7. That the Mortgagor shall hold and enjoy the premises above conveyed and have a right to convey the same in fee simple, unencumbered except as aforesaid, and that the Mortgagor shall fully perform all the terms, conditions and covenants of this mortgage and of the note secured hereby; that upon 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 19 79

SIGNED, sealed and delivered in the presence of

C. Vincent Brown

CREECH METAL FABRICATORS, INC. (SEAL)

BY: _____ (SEAL)

_____ (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 5th day of January 19 79.

C. Vincent Brown (SEAL)
Notary Public for South Carolina
My Commission Expires: 4-17-79

STATE OF SOUTH CAROLINA
COUNTY OF

NOT NECESSARY
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(s) respectively did this day appear before me and, 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(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

_____ (SEAL)

Notary Public for South Carolina

Recorded this _____ day of _____ at _____ o'clock _____ M., Recorded in Mortgage Book _____ at Page _____

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

(CONTINUED ON NEXT PAGE)

TO

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this _____ day of _____ 19 _____ at _____ o'clock _____ M. recorded in Book _____ at Page _____

_____ Register of Mesne Conveyance _____ County

LAW OFFICES OF

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

FILED JAN 5 1979