

LEATHERWOOD, WALKER, TODD & MANN

MORTGAGEE'S ADDRESS: ~~off~~ Kerr Penfrew Finishing, Highway 276, Travelers Rest, S. C. 29690

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
14 11 1980
4 29 PM '79
WALKER
MANN
TODD
S. C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LARRY L. WIDENHOUSE and BRENDA K. WIDENHOUSE,

(hereinafter referred to as Mortgagor) is well and truly indebted unto ALLIED PRODUCTS CORPORATION

(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

SEVENTY THOUSAND, FIVE HUNDRED and no/100----- Dollars (\$ 70,500.00) due and payable in full on the 1st day of March, 1980,

with interest thereon from date hereof at the rate of eleven per centum per annum, to be paid: March 1, 1980.

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 aforesaid 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 south side of Sunderland Drive, being shown and designated as Lot 49 and part of Lot 50 on plat of West-cliffe, recorded in the R.M.C. Office for Greenville County, in Plat Book JJJ, pages 74 and 75 and having the following metes and bounds according to a more recent survey entitled "Property of Larry L. Widenhouse and Brenda K. Widenhouse" dated August 28, 1979 by Freeland & Associates.

BEGINNING at an iron pin on the south side of Sunderland Drive at the joint front corner of Lots 48 and 49; thence with Sunderland Drive running S. 86-12 E. 110 feet to a point; thence continuing with Sunderland Drive, S. 86-32 E. 50 feet to an iron pin; thence leaving Sunderland Drive and running S. 3-45 E. 144 feet to a point in or near the center of a branch; thence with the branch as the line the traverse of which is S. 63-09 W. 35 feet to a point, and N. 73-26 W. 39.6 feet to a point in the line of Lot 49; thence from the point where the branch intersects the eastern boundary line of Lot 49, running S. 3-45 W. 28.4 feet to an iron pin; thence across the rear of Lot 49, N. 86-07 W. 117.6 feet to an iron pin at the joint rear corner of Lots 49 and 48; thence with the joint line of said lots, N. 6-10 E. 180 feet to the Point of Beginning.

BEING the same property conveyed to the Mortgagors herein by Deed of Tyrone Doyle Kelley and Norma Jean H. Kelley, dated August 30, 1979, to be recorded herewith.

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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 is 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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