

LEATHERWOOD, WALKER, TODD & MANN

MORTGAGEE'S ADDRESS: c/o Kerr-Renfrew 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
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TANKERSLEY

MORTGAGE OF REAL ESTATE
BOOK 1430 PAGE 428

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ALBERT DAVIDSON OLIPHANT JR. and JUDY MEADOWS OLIPHANT,

(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

SIXTY-SEVEN THOUSAND and no/100-----Dollars (\$67,000.00) due and payable
in full on the 12th day of March, 1980,

with interest thereon from date hereof at the rate of eleven per centum per annum, to be paid: March 12, 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 southern side of Devonshire Lane in Greenville, South Carolina, being shown and designated as Lot 51, Northwood Hills, Section I, as shown on plat prepared by Piedmont Engineers and recorded in the Greenville County R.M.C. Office in Plat Book QQ, page 156, and having the following metes and bounds according to a more recent plat entitled "Property of Albert Davidson Oliphant, Jr. and Judy Meadows Oliphant" by Freeland & Associates, dated September 5, 1979.

BEGINNING at an iron pin on the southern side of Devonshire Lane at the joint front corner of Lots 51 and 52, and running thence with the joint line of said lots, S. 9-10 W. 181.1 feet to an iron pin; thence N. 80-52 W. 120 feet to an iron pin at the joint rear corner of Lots 51 and 50; thence with the joint line of Lots 51 and 50, N. 2-58 E. 182.2 feet to an iron pin on the south side of Devonshire Lane; thence with Devonshire Lane. S. 84-10 E. 80 feet to a point; thence continuing with Devonshire Lane, S. 76-20 E. 60 feet to the Point of Beginning.

BEING the same property conveyed to the Mortgagors herein by Deed of Carl E. Sheffield and Della M. Sheffield, dated September 10, 1979, to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
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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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