

LEATHERWOOD, WALKER, TODD & MAN

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

GREENVILLE CO. S.C.
MARCH 11 11 32 AM '79
DONNE WALKERSLEY
R.M.C.

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

WHEREAS, J. ARCHIE LAYTON and ABBIE E. LAYTON,

(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

FORTY-SIX THOUSAND and no/100-----Dollars (\$46,000.00) 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, located on the eastern side of Lynchburg Drive, shown and designated as Lot 5 on plat of Richmond Hills, Section 2, recorded in the R.M.C. Office for Greenville County in Plat Book JJ, page 81, and having according to said plat and a more recent plat entitled "Property of J. Archie Layton and Abbie E. Layton" dated August 20, 1979 by Freeland & Associates, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Lynchburg Drive at the joint front corner of Lots 5 and 6 and running with the joint line of said lots, S. 60-45 E. 160.0 feet to an iron pin; thence S. 29-39 W. 100 feet to an iron pin at the joint rear corner of Lots 5 and 4; thence with the joint line of Lots 5 and 4, N. 60-45 W. 159.3 feet to an iron pin on the eastern side of Lynchburg Drive; thence with Lynchburg Drive, N. 29-15 E. 100 feet to the Point of Beginning.

BEING the same property conveyed to the Mortgagors herein by Deed of David L. Long and Joyce L. Long of even date herewith to be recorded.

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STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
MARCH 15 1979

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 it 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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