

MORTGAGEE'S ADDRESS: c/o 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.

LEATHERWOOD, WALKER, TODD & MANN

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RECORDED
JUN 7 2 29 PM '79
SOUTH CAROLINA
R.M.C.
S.C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
1490 645

WHEREAS, JAMES A. SOWA

(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-NINE THOUSAND and no/100-----Dollars (\$79,000.00) due and payable

in full on the 30th day of April, 1980,

with interest thereon from date hereof at the rate of eleven (11) per centum per annum, to be paid: April 30, 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 Meyers Drive, and being shown and designated as Lot 6 on plat of J. R. Jenkinson Property recorded in the R.M.C. Office for Greenville County in Plat Book Y at Page 95, and having, according to said plat and a more recent plat dated December 5, 1979 entitled "Property of James A. Sowa" by Freeland & Associates, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Meyers Drive at the joint front corner of Lots 5 and 6; said pin being located approximately 471 feet northwest of the intersection of Meyers Drive and Phillips Lane and running thence with the right of way of Meyers Drive, N. 52-20 W. 97.9 feet to an iron pin at the joint front corner of Lots 6 and 7; thence with the joint line of said lots, N. 37-45 E. 229.9 feet to an iron pin; thence S. 41-30 E. 99.7 feet to an iron pin at the joint rear corner of Lots 5 and 6; thence with the joint line of said lots, S. 37-46 W. 211.2 feet to the Point of Beginning.

BEING the same property conveyed to the Mortgagor herein by Deed of Edward Allen Grondin and Donna E. Grondin dated December 7, 1979, to be recorded herewith.

GCTC --- 1 DE 7 79 1542

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
21.00
TAX
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 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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