

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S. C. MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:
SLEY

WHEREAS, American Aluminum Foundry Corp. a corporation organized and existing under the laws of the State of South Carolina (hereinafter referred to as Mortgagor) is well and truly indebted unto

Frank S. Leake, Jr.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of:

One Hundred Seventy Four Thousand and No/100-----Dollars
(\$174,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 10 per centum per annum, to be paid as provided for in said note; and,

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, its successors and assigns:

All that certain piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, on the south side of Harrison Bridge Road and U. S. Hwy 276 containing 66.38 acres as shown on plat made by C. O. Riddle, R. L. S. dated October 29, 1980, entitled "Survey For Frank S. Leake, Jr." which plat is recorded in the RMC Office for Greenville County, S.C. in Plat Book 87 at Page 26 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Harrison Bridge Road at a nail in Bridge; thence along center line of said road S. 82-27 E. 174.06 feet to a nail; thence continuing along center line of said road, S. 83-24-48 E. 119.05 feet to a spike; thence continuing along center line of said road S. 84-12 E. 137.97 feet a spike; thence S. 4-11 W. 33 feet to an iron pin on the south side of Harrison Bridge Road; thence along Harrison Bridge Road S. 85-49 E. 600 feet to an iron pin at the intersection of Harrison Bridge Road and U. S. Hwy. 276, thence along the south side of Hwy. 276, S. 46-41-38 E. 126.72 feet to an iron pin; thence continuing along said Hwy. S. 82-52-30 E. 51.02 feet to an iron pin; thence with the curve of said Hwy., (the chord being S. 89-28-15 E.) 223.14 feet to an iron pin; thence continuing with the curve of said Hwy. (the chord being S. 68-34 E.) 234.03 feet to an iron pin; thence continuing along said Hwy. S. 41-04 E. 63.42 feet to an iron pin; thence S. 3-01 E. 157.49 feet to an iron pin; thence S. 37-22-26 W. 717.49 feet to an iron pin; thence S. 67-58 W. 249.63 feet to an iron pin; thence S. 29-38 W. 159.09 feet to an iron pin; thence S. 16-12 W. 759.40 feet to an iron pin; thence S. 17-08 W. 1064.57 feet to an iron pin; thence S. 74-36 W. 393.63 feet to an iron pin; thence N. 0-11 E. 1842.41 feet to a stone; thence N. 86-22 W. 43-93 feet to an iron pin; thence N. 78-51-03 E. 10 feet to a point in the center line of creek; thence along center line of said creek the traverse line being N. 13-45 55.10 feet to a point in the center of said creek and center of Old Creek Run; thence along center Old Creek Run traverse line being N. 24-46-30 W. 204.72 feet to an iron pin; thence N. 10-08 W. 748.27 feet to iron pin; thence N. 20-43 E. 374.08 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of Frank S. Leake, Jr. of even date to be recorded herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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