

LEATHERWOOD, WALKER, TODD & MANN

MORTGAGOR'S ADDRESS: c/o Kerr-Renfrew Finishing, Highway 276, Travelers Rest, S. C. 29690
MORTGAGE OF REAL ESTATE - Office of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, BEN F. CLINE, SR. and VERNICE A. CLINE

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(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

EIGHTY-FIVE THOUSAND and no/100-----Dollars (\$85,000.00) due and payable in full on the 2nd day of March, 1980,

ter of Saluda Lake Road, S. 30-25 E. 94.4 feet to a point; thence S. 81-00 E. 119.5 feet to a point at the joint front corner of Lots 10 and 9; thence with the joint line of said lots, S. 69-30 W. 441 feet to an iron pin on the eastern shore of Saluda Lake; thence continuing in the same direction 125 feet to a point in the center of Old River Line; thence with the Old River Line in a northwesterly direction, 110 feet to a point; thence with the Old River Line in a westerly direction, 200 feet to a point at the joint rear corner of lots 6 and 7; thence with the joint line of said lots, S. 70-00 E. 108 feet to an iron pin on the eastern shore of Saluda Lake; thence proceeding in the same direction, 209 feet to a point in Saluda Lake Road, being the Point of Beginning.

BEING the same property conveyed to the Mortgagors herein by Deed of Frances U. Ellis dated August 22, 1973, to be recorded herewith.

The portion of property herein conveyed lying below the mean high water mark of Saluda Lake is conveyed subject to private and public rights of others therein.

ALL of the above described property is conveyed subject to existing easements, restrictions and rights of way of record.

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FILED IN GREENVILLE CO. S.C. JUN 21 1980

LEATHERWOOD, WALKER, TODD & MANN

JUN 20 1980

STATE OF SOUTH CAROLINA DOCUMENTARY COMMISSION 3400

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.