

LEATHERWOOD, WALKER, TADD & MANN, S.C.

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

STATE OF SOUTH CAROLINA } GR... CO. S. C. PURCHASE MONEY
COUNTY OF GREENVILLE } 11. 14. PM '79 MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RICHARD W. LOVE

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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

FORTY-EIGHT THOUSAND and no/100-----Dollars (\$48,000.00) due and payable
in full on the 24th day of February, 1980,

with interest thereon from date hereof at the rate of eleven per centum per annum, to be paid: February 24, 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, known and designated as Lot No. 1 on plat of H. Dressa Quinn property recorded in the R.M.C. Office for Greenville County in Plat Book WW at page 128, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Quinlan Drive at the joint front corner of Lots 1 and 2, and running thence from Quinlan Drive, N. 69-36 E. 99.93 feet to an iron pin; thence leaving said road and running S. 23-32 E. 261.21 feet to an iron pin; thence S. 44-15 W. 107.59 feet to an iron pin at the joint rear of Lots 1 and 2; thence with the joint line of said lots, N. 23-34 W. 307.32 feet to an iron pin at the Point of Beginning.

BEING the same property conveyed to the Mortgagor herein by Deed of Albert James Gilstrap and Dorothy Kay Gilstrap dated August 24, 1979 to be recorded herewith.

The entire loan proceeds from the Note herein secured were used to pay Albert James Gilstrap and Dorothy Kay Gilstrap the purchase price for the above described property. This mortgage is a purchase money mortgage.

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA, ON FEBRUARY 24, 1980.

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 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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