

LEATHERWOOD, WALKER, TODD & MANN

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 }

CO. S. C.  
4 56 PM '79  
TANKERSLEY  
R.M.C.

BOOK 1491 PAGE 512  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, AARON P. BLANK and JEAN F. BLANK

(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, FIVE HUNDRED and no/100-----Dollars (\$ 48,500.00 ) 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, on the southeastern side of Sweet Gum Drive, being shown and designated as Lot 48 on Plat of Green Valley Estates recorded in Plat Book QQ, Pages 2 and 3, Greenville County R.M.C. Office and having, according to said plat and according to a more recent plat entitled "Property of Aaron P. Blank and Jean F. Blank" by Freehand & Associates dated December 4, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Sweet Gum Drive at the joint front corner of Lots 48 and 49 and running thence with the joint line of said lots, S. 38-20 E. 100 feet to an iron pin on the golf course; thence with the golf course, S. 51-45 W. 55.9 feet to an iron pin; thence S. 22-47 E. 166.5 feet to an iron pin; thence S. 40-48 W. 190.7 feet to an iron pin at the joint rear corner of Lots 47 and 48; thence with the joint line of Lots 47 and 48, N. 33-06 W. 299.7 feet to an iron pin on Sweet Gum Drive; thence with Sweet Gum Drive, N. 52-03 E. 260 feet to the Point of Beginning.

BEING the same property conveyed to the Mortgagors herein by Deed of Theodore A. Watson dated December 18, 1979 to be recorded herewith.

GCTO -----4 DE 18 79 1462

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
STAMP  
19 79

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.

150

4328 RV-2