

FATHERWOOD, WALKER, TODD & MANN

Mortgagee's Address: c/o KERR-RENNIE 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

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

RECORDED  
2 35 PM '79  
M.C. BERSLEY

71417-410

WHEREAS, GLENN G. TREXLER and DOROTHY L. TREXLER,

(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

THIRTY-FIVE THOUSAND and no/100----- Dollars (\$ 35,000.00 ) due and payable  
in full on the 14th day of February, 1980,

with interest thereon from date hereof at the rate of eleven (11) per centum per annum, to be paid: February  
14, 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 western side of Loraine Drive, being shown and designated as Lot 5 and a part of Lot 6 on plat of Meadowbrook Farms, recorded in the R.M.C. Office of Greenville County in Plat Book VV, page 51, and having according to said plat and a more recent plat entitled "Property of Glenn G. Trexler and Dorothy L. Trexler" by Freeland & Associates dated August 7, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Loraine Drive at the joint front corner of Lots 4 and 5, which pin is located 434.2 feet from the interesection of Loraine Drive and Toler Road, and running thence with the joint line of Lots 4 and 5, N. 65-15 W. 175 feet to an iron pin; thence N. 24-45 E. 95 feet to an iron pin; thence continuing in the same direction, 19.3 feet to an iron pin; thence S. 65-15 E. 175 feet to an iron pin on the western side of Loraine Drive; thence with the western side of Loraine Drive, S. 24-45 W. 114.3 feet to the Point of Beginning.

BEING the same property conveyed to the Mortgagors herein by Deed of Carrie W. Styles (formerly Carrie W. Cantrell) dated August 14, 1979 to be recorded herewith.

RECORDED SOUTH CAROLINA  
FEBRUARY 14 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 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.

RECORDED  
FEBRUARY 14 1980

4.10.80

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