

MORTGAGE OF REAL ESTATE BY A CORPORATION
Office of George F. Townes, Attorney at Law, Greenville, S. C.
R. H. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

PARAMOUNT BUILDERS, INC.,

(herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, Paramount Builders, Inc.

a corporation chartered under the laws of the State of South Carolina, is well and truly indebted

Alfrata Calhoun Downes
to the mortgagee in the full and just sum of Thirteen Thousand, Eight Hundred Forty-four
and 60/100-----(\$13,844.60)-----

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable in five
equal annual installments of Two Thousand, Seven Hundred Sixty-eight
and 92/100 (\$2,768.92) Dollars each, the first installment to be paid
one year from date and the remaining installments on each anniversary
date thereafter until paid in full, with privilege to anticipate in
full at any time,

with interest from date of the note, at the rate of six (6)

percentum until paid; interest to be computed and paid annually

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including ten per cent of the indebtedness as attorney's fee, this to be added to the mortgage indebtedness; and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said 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 said

Alfrata Calhoun Downes,

ALL that tract of land in the County of Greenville, State of South Carolina, on and near the Augusta Road, consisting of a 43.88 acre tract, and an adjoining 3.63 acre tract, shown on a plat entitled "Survey for John K. Earle" made by Piedmont Engineers and Architects made May 14, 1969, and having, according to said plat, the following metes and bounds:

(A) The 3.63 acre tract:

BEGINNING at an iron pin on the western side of Augusta Road (U. S. Highway 25) at the corner of property of Alfrata C. Downes and J. F. Blackman, and running thence N. 86-20 W. 825.0 feet to a pin; thence N. 88-05 W. 1143.80 feet to a pin at the line of the