

MORTGAGE OF REAL ESTATE BY A CORPORATION, Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law,

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE BY A CORPORATION

FEB 22 9-28 AM 1973 ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY

WHEREAS, PARAMOUNT DEVELOPERS, INC. R.M.C.

a corporation chartered under the laws of the State of South Carolina (hereinafter referred to as Mortgagor) is well and truly indebted unto LEWIS M. LIPSCOMB

(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 Thousand and No/100-----

Dollars (\$ 80,000.00) due and payable in eight consecutive annual installments of \$10,000.00 each, beginning on February 16, 1974;

with interest thereon from date at the rate of six per centum per annum, to be paid: annually

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, its successors and assigns:

~~ALL that certain piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina, on the western side of Rocky Slope Road and being shown and designated as Tracts Nos. 7, 8, 11, 12 and 13 on plat entitled "Plan of Land Belonging to E. R. Haynie" dated October, 1945, by P. B. Wilson, Surveyor, recorded in the Greenville County RMC Office in Plat Book S, Page 163, and having, according to said plat, when described together as one tract, the following metes and bounds, to-wit:~~

All that certain piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina, on the western side of Rocky Slope Road and being shown and designated as Tracts Nos. 7, 8, 11, 12 and 13 on plat entitled "Plan of Land Belonging to E. R. Haynie" dated October, 1945, by P. B. Wilson, Surveyor, recorded in the Greenville County RMC Office in Plat Book S, Page 163, and having, according to said plat, when described together as one tract, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Rocky Slope Road, which pin is located at the joint front corner of Tracts 6 and 7, and 139.7 feet south of the intersection of Rocky Slope Road and Mangum Drive, and running thence with the joint line of Tracts 6 and 7, S. 64-20 W. 594.5 feet to an iron pin at the corner of Tract 13; thence with the joint line of Tracts 13 and 6, N. 24-45 W. 367 feet to an iron pin; thence with the northern boundary line of Tract 13, S. 64-20 W. 531.5 feet to an iron pin in a county road in the line of property now or formerly owned by H. T. Stroud; thence with the line of said Stroud property, and with the western boundary lines of Tracts 13, 12 and 11, S. 24-45 E. 1,101 feet to an iron pin at the joint corner of Tracts 10 and 11; thence with the joint line of said tracts N. 64-20 E. 531.5 feet to a point; thence continuing with the joint line of Tracts 8 and 9, N. 64-20 E. 518 feet to an iron pin in Rocky Slope Road; thence with Rocky Slope Road N. 4 W. 168 feet to an iron pin; thence continuing with Rocky Slope Road N. 20-30 W. 496.6 feet to an iron pin; thence continuing with Rocky Slope Road N. 29-20 W. 82 feet to an iron pin at the point of beginning, LESS, HOWEVER, that certain portion of the above described land containing 2.04 acres, more or less, located in the northeastern portion of Tract 7 and having the following metes and bounds, according to plat entitled "Property of Lewis M. Lipscomb" by Webb Surveying and Mapping Co. dated January 19, 1973: Beginning at an iron pin on the western side of Rocky Slope Road, which iron pin is located 139.7 feet south of the intersection of Rocky Slope Road and Mangum Drive, and running thence with the western side of Rocky Slope Road S. 28-57 E. 100 feet to an iron pin; thence continuing with the western side of Rocky Slope Road S. 21-00 E. 195 feet to an iron pin; thence leaving Rocky Slope Road and running S. 63-20 W. 295 feet to an iron pin; thence N. 23-44 W. 299.5 feet to an iron pin; thence N. 64-20 E. 295 feet to an iron pin at the point of beginning.

The above described property is a portion of the property conveyed to Lewis M. Lipscomb and Emma C. Lipscomb by deed of W. Curtis Miller dated April 24, 1951, recorded in Deed Book 433, Page 255.

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.