

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

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DONNIE S. TANKERSLEY  
R.H.C.MORTGAGE OF REAL ESTATE BY A CORPORATION  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PARAMOUNT DEVELOPERS, INC.

a corporation chartered under the laws of the State of South Carolina  
(hereinafter referred to as Mortgagor) is well and truly indebted unto LINDA PORTER AND ARNOLD W. COOKE (

(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 Seven Thousand, Four Hundred and No/100-----

Dollars (\$ 37,400.00 ) due and payable

in five equal consecutive annual installments of \$7,480.00, the first such installment being due one (1) year after the date of this mortgage.

Borrower reserves the right to prepay this mortgage in whole or in part prior to maturity at any time without penalty.

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 lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of~~

A one-half (1/2) undivided interest in and to that certain piece, parcel or tract of land located on the northern side of Interstate Highway 85 in the County of Greenville, State of South Carolina, containing 10.697 acres, more or less, according to plat entitled "Property of Beulah M. Woods, et al" by Webb Surveying and Mapping Co. dated, June 27, 1972, and having according to said plat, the following metes and bounds, to-wit:

Beginning at a point in the center of Woodruff Industrial Lane, which point is located 1,698 feet from the intersection of Woodruff Industrial Lane and Woodruff Road and running thence S. 45-19 E. 413.7 feet to a point; thence S. 45-30 E. 665 feet to an iron pin on the northern right-of-way line for Interstate Highway 85; thence with said right-of-way line S. 53-38 W. 1,090 feet to an iron pin; thence leaving said right-of-way line and running N. 30-58 W. 402 feet to an iron pin; thence N. 53-38 E. 915.3 feet to an iron pin; thence N. 45-43 W. 699.9 feet to an iron pin in the center of Woodruff Industrial Lane; thence with the center line of Woodruff Industrial Lane N. 71-18 E. 84.7 feet to the point of beginning.

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.