

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

STATE OF SOUTH CAROLINA GREENVILLE COUNTY OF GREENVILLE  
 MORTGAGE OF REAL ESTATE BY A CORPORATION  
 TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED  
 FILED  
 GREENVILLE CO. S.C.  
 23 4 23 PM '73  
 DONNIE S. TAYLOR  
 CLERK  
 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  
 WALTER SIMISTER, JR.

(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 Three Hundred Fifty-Five Thousand and No/100ths-----

----- Dollars (\$ 355,000.00 ) due and payable  
 to be paid in five (5) equal annual installments of Seventy-One Thousand and No/100ths  
 (\$71,000.00) each, commencing one (1) year from date

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of six (6) per centum per annum, to be paid: quarterly

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 \_\_\_\_\_

All that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, and being more particularly described according to a Plat entitled "Property of Walter Simister, Jr.", said Plat being dated January, 1951, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southern side of Woodruff Road at the joint corner of property herein conveyed and property now or formerly belonging to Brown and running thence with line of property now or formerly belonging to Brown, S. 31-44 E. 473.8 feet to an old iron pin; thence S. 37-13 E. 87 feet to an iron pin; thence S. 15-40 E. 332 feet to an old iron pin; thence S. 6-40 W. 534 feet to an old iron pin on the eastern banks of Laurel Creek; thence with Laurel Creek as the line, S. 26-18 E. 524.7 feet to an iron pin; thence S. 21-30 W. 286 feet to an iron pin located in the center of the C & WC Railroad track; thence with the center of C & WC Railroad track, S. 33-15 E. 218 feet; thence still with the center of the C & WC Railroad track, S. 29-15 E. 200 feet to an iron pin at property now or formerly belonging to F. W. Symes Estate; thence with line of property now or formerly belonging to F. W. Symes Estate, N. 70 E. 1474.5 feet to an old iron pin at corner of property now or formerly belonging to Shota; thence N. 29-50 W. 643.5 feet to an old iron pin; thence N. 24-57 W. 1964 feet to a point at the southern side of the right-of-way of Woodruff Road; thence with the southern side of the right-of-way of Woodruff Road, S. 64-33 W. 870.6 feet to an old iron pin; thence continuing with the southern side of Woodruff Road, S. 65-48 W. 138.2 feet to an old iron pin at the point of beginning, containing 68.4 acres, more or less.

LESS, HOWEVER, .75 acre, more or less, conveyed to the South Carolina Highway Department in 1959 for the widening of Woodruff Road.

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.