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MORTGAGE OF REAL ESTATE BY A CORPORATION OF GREENVILLE, S.C. of Leatherwood, Walker, Todd & Mann, Attorneys at Law,

STATE OF SOUTH CAROLINA } 23 11 12 1975
COUNTY OF GREENVILLE }
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 Tobie Allen

(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 One Hundred Five Thousand and No/100ths

Dollars (\$ 105,000.00) due and payable

in equal installments of \$21,000.00 a year commencing February 28, 1975 and to be paid on each successive February 28, until paid in full

with interest thereon from date at the rate of 8 1/2 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, 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 and lying and being on the northeastern side of the right of way of U. S. Highway 276 (Laurens Road) and being shown as a 1.02 acre tract according to a plat entitled Portion of Tobie Allen Property by Webb Surveying and Mapping Co., dated December, 1973, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of the right of way of U. S. Highway 276 and running thence N. 48-04 E. 216.2 feet to a point; thence S. 84-40 E. 225 feet to a point; thence S. 51-30 W. 372 feet to a point on the northeastern side of the right of way of U. S. Highway 276 (Laurens Road); thence with the northeastern side of the right of way of U. S. Highway 276 (Laurens Road), N. 41-23 W. 143 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 is 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.

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