

P. O. Box 2248 Greenville, S. C. 29602

BOOK 1435 PAGE 687

MORTGAGE OF REAL ESTATE—Offices of ^{FILED} ~~Leatherwood~~ ^{Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.}
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 20 4 39 PM '78
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, WALTER E. CALLAHAM AND GRACE PROFFITT CALLAHAM,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

PARAMOUNT DEVELOPERS, INC.,

(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 THOUSAND FIVE HUNDRED

Dollars (\$ 1,500.00) due and payable

\$25.00 on July 19, 1978, and a like amount on the 19th day of each month thereafter until paid in full, payments to be applied first to interest and the balance to principal, with full privilege of anticipation,

with interest thereon from date at the rate of five (5%) per centum per annum, to be paid:

monthly,

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:

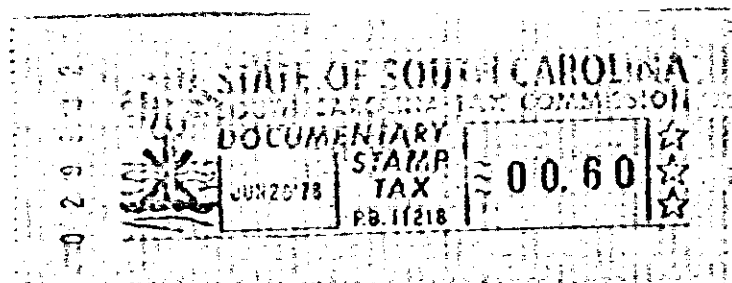
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on the easterly side of Timberlake Drive, near the City of Greenville, South Carolina, and being shown as Lot 1-A, Section 2 of Timberlake, as shown on plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ, Page 9, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the easterly side of Timberlake Drive, at the joint front corner of Lots 1-A and 1-B, Section 2, and running thence along the common line of said lots S. 82-20 E. 329.15 feet to an iron pin in the center of Duke Power Company right-of-way, thence along the center line of said right-of-way, N. 19-37 E. 92 feet to an iron pin, thence N. 82-20 W. 348.2 feet to an iron pin on the easterly side of Timberlake Drive, at the joint front corner of Lots 3 and 1-A, thence along said drive S. 7-20 W. 90 feet to an iron pin, the point of beginning.

This mortgage is junior in lien to that certain mortgage executed by Walter E. Callaham and Grace Proffitt Callaham to C. Douglas Wilson & Co., recorded in Mortgage Book 806, Page 201.

This is the same property conveyed to the mortgagors in Deed Book 637, Page 24, which deed was recorded October 20, 1959. This property was conveyed by Alvin A. McCall, Jr. to Walter E. Callaham and Grace Proffitt Callaham.



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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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