

Mortgagee's Address: 803 Edwards Road, Greenville, S. C. 29615

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 2 4 01 PM '79
DONNIE S. TANKERSLEY
R.M.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 Majane W. Foster, Charles W. Lassiter and
Rosebud W. Glover

hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of One Hundred Six Thousand Five Hundred and No/100ths-----

Dollars (\$ 106,500.00) due and payable

with interest thereon in accordance with the terms and provisions of said promissory
note the final maturity date of which is January 2, 1984.

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:

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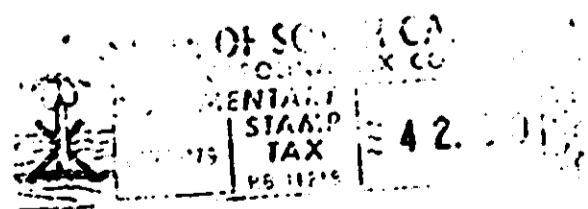
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for
the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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

All that certain piece, parcel or tract of land containing 293.16 acres situate, lying and
being in the County of Greenville, State of South Carolina near Piedmont on the easterly
side of the Greenville Pelzer Road; bounded now or formerly as follows: North by lands of
Owens, Blackwell, and Flemming; East by Grove Creek and lands of Cleveland; South by lands
of T. K. Peden, Trustee, Burdett and Anderson; and West by the Greenville Pelzer Road; said
tract of land being more particularly described according to plat for Paramount Developers
by Webb Surveying and Mapping Co. dated December 1978 and having according to said plat
the following metes and bounds, to-wit:

BEGINNING at an old nail in the Greenville Pelzer Road approximately one-half mile South of
the intersection of said road with Bessie Road at the joint corner of property now or formerly
of Owens and running thence S. 50-02 E. 1,447.52 feet to a point; thence S. 49-39 E. 791.67
feet to an iron pin; thence N. 66-17 E. 947.25 feet to an iron pin; thence S. 66-53 E. 1,089.10
feet to an iron pin on the bank of a small creek; thence with the creek as the line the
traverse line of which is S. 85-36 E. 273.77 feet, S. 55-58 E. 142.04 feet, S. 32-76 E.
215.93 feet, and S. 50-52 E. 158.49 feet to a point on the bank of Grove Creek; thence with
the center line of Grove Creek as the line the traverse line being S. 0-06 E. 287.81 feet,
S. 10-08 W. 621.89 feet, S. 4-21 W. 477.51 feet, S. 15-57 W. 323.93 feet, S. 21-29 W.
794.90 feet; and S. 11-43 W. 282.7 feet to a point; thence N. 51-15 W. 87.93 feet to an iron
pin; thence N. 44-58 W. 400.91 feet to an iron pin in the center line of a power line right
of way; thence S. 48-18 W. 1,886.23 feet to an iron pin; thence N. 43-32 W. 2,666.31 feet
to an old stone; thence N. 48-13 E. 1,915.72 feet to an iron pin; thence down an old road
N. 43-30 W. 2,351.98 feet to a nail and cap in the Greenville Pelzer Road; thence with the
Greenville Pelzer Road N. 23-17 E. 256.38 feet and N. 12-23 E. 467.15 feet to an old nail,
the point of beginning; and being the same property conveyed to the mortgagor herein by
deed of Majane W. Foster, Charles W. Lassiter and Rosebud W. Glover dated January 2, 1978
and recorded herewith in the RMC Office for Greenville County.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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.

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