

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

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STATE OF SOUTH CAROLINA GREENVILLE COUNTY OF GREENVILLE

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

BOOK 53 PAGE 497

REGULATIONS APPLIED WITHIN GREENVILLE S.C. 23 4/3/78

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

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

APR 4 1978

FILED GREENVILLE CO. S.C.

PAID AND SATISFIED IN FULL THIS 30th DAY OF March 1978

Walter Simister, Jr., Executor of the Estate

DEBBIE S. STANLEY R.M.C.

WITNESS:

Emmery P. Curran

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 Mortgagee 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.