

Mortgagee's Address: *144 Box 93 Greenville S.C. 29620*

MORTGAGE OF REAL ESTATE BY A CORPORATION—Offices of Leatherwood, Walker, Todd & Mann, *144 Box 93 Greenville S.C. 29620*

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

*FILED*  
*10 80*  
MORTGAGE OF REAL ESTATE BY A CORPORATION  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

*WALTER HUCKABEE*

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  
J. Walter Huckabee

(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 Twenty Thousand Two Hundred Fifteen and 68/100ths**-----Dollars (\$ 320,215.68 ) due and payable

in three equal annual installments of One Hundred Six Thousand Seven Hundred Thirty-Eight and 56/100ths (\$106,738.56) Dollars each commencing one year from the date hereof and continuing on the same date of each succeeding year until paid in full

with interest thereon from date at the rate of nine (9%) per centum per annum, to be paid: annually with principal payments as called for above until paid in full.

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 16.704 acres near the City of Greenville in the County of Greenville, State of South Carolina bounded now or formerly as follows: on the North by County Road, on the East by Property of Servicetown, Inc., on the South by Interstate 85 and on the West by Property of Michigan Acr. Chem. Co. and others and being shown on a plat by Webb Surveying and Mapping Co. dated August 1979 entitled "Plat for Paramount Developers, Inc." and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a spike in County Road at the corner of property now or formerly of Jones and running thence through and along said County Road N. 70-59 E. 856.83 feet to an iron pin; thence with the line of property now or formerly of Servicetown, Inc., S. 53-12 W. 404.5 feet to an iron pin; thence S. 51-45 E. 719.92 feet to an iron pin on the right of way of Interstate 85; thence with said right of way, S. 55-30 W. 953.08 feet to an iron pin; thence leaving said right of way and running with the line of property now or formerly of Michigan Acr. Chem. Co., N. 44-41 W. 665.0 feet to an iron pin; thence along the property now or formerly of Jones and others, N. 53-38 E. 359.04 feet to an iron pin; thence N. 18-26 W. 277.0 feet to a spike in County Road, the point of beginning.

The above described property is the same conveyed to the mortgagor herein by deed of J. Walter Huckabee dated August 30, 1979 and recorded herewith in the RMC Office for Greenville County.

RECORDED IN RMC OFFICE  
AUG 30 1979  
756

RECORDED IN RMC OFFICE  
AUG 30 1979  
756

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 hereinafove 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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