

Mortgagee's Address: C.P.O. Drawer 969, Greenville, S. C. 29602

1497 63

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

10 52 AM '80
MANNERSLEY

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

LEATHERWOOD, WALKER, TODD & MANN

WHEREAS, MOUNT PARIS REALTY CORP.

a corporation chartered under the laws of the State of South Carolina
(hereinafter referred to as Mortgagor) is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK

(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

Forty-one Thousand Two Hundred and No/100 Dollars (\$ 41,200.00) due and payable
in accordance with the terms of a promissory note of even date herewith,

~~with interest thereon from XXX~~

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 PLOTS, PORTION OF LOT OF LAND, WITH AN IMPROVEMENT THEREON, OR HEREINAFTER CONSTRUCTED THEREON, SITUATE, LYING AND BEING IN THE COUNTY OF GREENVILLE, STATE OF~~

ALL that piece, parcel or lot of land situate, lying and being on the western side of Brushy Creek Ridge, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 13 of a Subdivision known as Brushy Creek Ridge, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 7C, at Page 25, and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Brushy Creek Ridge at the joint front corner of Lots 13 and 14 and running thence with the joint line of said lots S. 78-05 W. 185.5 feet to an iron pin in line of Woodharbor Subdivision; running thence with that line N. 48-38 W. 213.9 feet; running thence with the joint line of said Lots S. 65-47 E. 245.65 feet to an iron pin on the western side of Brushy Creek Ridge; running thence with the western side of Brushy Creek Ridge, which line is curved, the chord of which is S. 14-37 W. 50 feet to an iron pin, the point of beginning.

Being the same property acquired by the Mortgagor herein by deed of C. S. Willingham, dated September 17, 1979 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1111, at Page 711.

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, S. C. IN DEED BOOK 1111, AT PAGE 711

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 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.

4328 RV-2