Mortgagor's Address: Route 6, Greenville, S. C. 29607

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

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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 Bouff Carolina (hereinafter referred to as Mortgagor) is well and typly indebted unto John Earl Styles

(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 Seventy-Five Thousand and No/100ths--

----- Dollars (\$ 75,000.00) due and payable according to a promissory note of even date herewith.

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, lying and being on the southeastern edge of Sulphur Springs Road, containing 9.5911 acres according to a plat prepared by John R. Long & Associates dated September 23, 1980, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Sulphur Springs Road at the corner of property herein conveyed and the property now or formerly of Sherwin and Joan Byars and running thence with Sulphur Springs Road S. 17-30-43 W. 171.14 feet to an iron pin; thence S. 24-45-08 E. 854 feet to a new iron pin at a stone; thence N. 67-43-53 E. 367.69 feet to a stone; thence N. 11-30-01 E. 390.17 feet to an axel; thence N. 51-07-16 W. 630.50 feet to a point in the line of property now or formerly of Byars: thence with the line of Byars S. 26-31-18 W. 73.09 feet; thence still with the line of property of Byars N. 66-37-30 W. 218.60 feet to a point on the southeastern side of Sulphur Springs Road, the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of the mortgagee herein dated November 12, 1980, and recorded in the R.M.C. Office for Greenville County in Deed Book //37 at Page 23/...

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 sail 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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