

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
MAY 17 5 03 PM '78
SOUTH CAROLINA
CLERK OF COURTS

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 THE SOUTH CAROLINA NATIONAL BANK (formerly South Carolina National Bank of Charleston, Greenville, South Carolina), a banking association organized and existing under the laws of the United States of America, as Trustee under the Last Will and Testament of Fred W. Symmes, Deceased, (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

Two Hundred Seventy Five Thousand and 00/100-----Dollars (\$ 275,000.00--) due and payable in five (5) equal installments of Fifty Five Thousand and 00/100 Dollars (\$55,000.00) each, together with interest, commencing on the 17th day of May, 1978 and to be made on the 17th day of May of each succeeding year until paid in full,

with interest thereon from date at the rate of 8 per centum per annum, to be computed and paid annually 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:

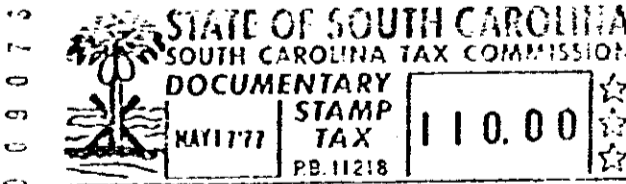
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that piece, parcel or tract of land containing 7.00 acres, more or less, situate, lying and being on the Northeastern side of Laurens Road (U. S. Highway 276) in the City of Greenville, County of Greenville, State of South Carolina and having according to a plat prepared by Piedmont Engineers, Architects & Planners, dated March 30, 1977, entitled "Survey for F. W. Symmes, Est.", and recorded in the R.M.C. Office for Greenville County in Plat Book 6E at Page 3, the following metes and bounds, to-wit:

BEGINNING at a nail and cap on the Northeastern side of Laurens Road (U. S. Highway 276) at the joint corner of property herein conveyed and property now or formerly of F. W. Symmes Estate and running thence N. 65-59 E. 980 feet to an iron pin; thence N. 10-20 E. 56.4 feet to an iron pin; thence S. 53-10 E. 334.5 feet to an iron pin; thence S. 63-19 W. 1,173.07 feet to an iron pin on the Northeastern side of Laurens Road (U. S. Highway 276); thence with the Northeastern side of Laurens Road (U. S. Highway 276) the following courses and distances; N. 25-27 W. 97.5 feet to an iron pin, thence N. 24-12 W. 159.5 feet to an iron pin, thence N. 24-01 W. 43 feet to the point of beginning.

This being the same property as conveyed to the Mortgagor by deed of The South Carolina National Bank, As Trustee and being recorded on the 17th Day of May 1977.

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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 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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