

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S.C.

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

JOHN W. BARRERSLEY
R.M.C.

WHEREAS,

MT. PARIS REALTY CORP.

a corporation chartered under the laws of the State of
(hereinafter referred to as Mortgagor) is well and truly indebted unto

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

Fifty-one Thousand, Five Hundred and No/100

Dollars (\$ 51,500.00) due and payable

in accordance with the terms of note of even date,

with interest thereon from date at the rate of 10.5 per centum per annum, to be paid: monthly

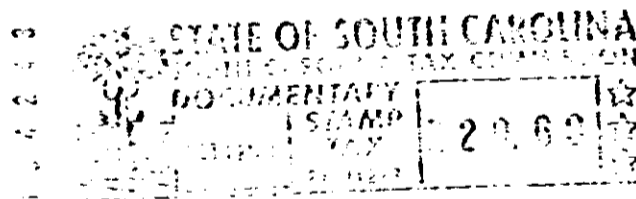
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, on the southeastern side of Canebrake Drive, being known and designated as Lot No. 45 as shown on a plat entitled "Canebrake I", prepared by Enwright Associates, dated August 18, 1975, revised October 6, 1975, and August 25, 1976, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-P at page 46, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Canebrake Drive at the joint front corners of Lots Nos. 45 and 46, and running thence with Lot No. 46 S. 18-37 E. 152.56 feet to an iron pin in the rear line of Lot No. 64; thence with the rear line of Lots Nos. 64 and 65 S. 67-50 W. 80 feet to an iron pin in the line of Lot No. 44; thence with the line of Lot No. 44 N. 21-15 W. 153.21 feet to an iron pin on the southeastern side of Canebrake Drive; thence on a curve to the right with the edge of Canebrake Drive, having a radius of 1,800 feet and an arc of 87.01 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Bob Maxwell Builders, Inc. dated October 12, 1979 and recorded in the R.M.C. Office for Greenville County in Deed Book 1113 at Page 494.



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.

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