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

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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

WHEREAS, Paramount Developers, Inc. 20 S. C.

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a corporation chartered under the laws of the State of the care of the chartered to as Mortgagor) is well and truly indebted unto the Will of W. B. Styles, Sr., Deceased SLEY

(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 One Hundred Forty-Five Thousand Five Hundred Fifty and

\_\_\_\_\_\_Dollars (\$ 145,550.00 ) due and payable in five annual installments of \$29,110,00 principal, together with interest on the unpaid principal balance at the rate of ten (10) percent per annum, payments to commence on May 6, 1981 and to continue on the 6th day of May of each successive year thereafter 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 Mortgagoe 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 Mortgagoe 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 Mortgagoe'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 and being shown and designated as a portion of a 22,026 acre tract according to a plat entitled "Property of Paramount Developers, Inc." by Webb Surveying & Mapping Co. dated April 1, 1980 and having, according to said plat, the following netes and bounds, to-wit:

BEGINNING at an iron pin and stone at the northeast corner of the property herein described, said iron pin and stone being located in the line of property belonging to Hollingsworth and Mary F. Styles, and running thence S. 64-07 W. 1,646.6 feet to a point in the center of a creek; thence S. 23-10 E. 561.1 feet to an iron pin and stone in the line of property now or fomerly of Hollingsworth; thence with the line of property now or formerly of Hollingsworth N. 65-19 E. 1,673.1 feet to an iron pin; thence N. 25-50 W. 595.5 feet to an iron pin and stone, the point of beginning. Less, however, a 1.59 acre tract of land having the following metes and bounds: Beginning at an iron pin in the Sulphur Springs Road and running thence S. 64-07 W. 308 feet to an iron pin; thence S. 20-15 E. 257.4 feet to an iron pin; thence N. 78-46 E. 173.7 feet to a point in Sulphur Springs Road; thence in a northeasterly direction with Sulphur Springs Road 342.3 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of Wille B. Styles as Trustee under the Will of W. B. Styles, Sr., said deed being dated of even date herewith and recorded in the R.M.C. Office for Greenville County.

Together with all and singular rights, members, hereditiments, 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 hid therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attacked, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures is 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 Mortgager covenants that is is lawfully seized of the premises bereinabove described in fee simple absolute, that it has good right and is lawfully authorized to seil, convey or encumber the same, and that the premises are free and clear of all hens and encumbrances except as provided herein. The Mortgager further covenants to warrant and forcer defend all and singular the sail premises into the Mortgagee forever, from and against the Mortgager and all persons whomsoever lawfully claiming the same or any part thereof.