200 Forrester Road, Greenville, SC 29607

MORTGAGE OF REAL ESTATE-Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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

Paramount Box 1 9 35 41 83 WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Margaret Davenport

(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 Eighty-Eight Thousand Seven Hundred Fifty and No/100ths----

Dollars (\$ 88,750.00 ) due and payable according to the terms of a promissory note of even date herewith,

with interest thereon from

date

at the rate of

per centum per annum, to be paid: annually.

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 scaling 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's heirs, successors and assigns:

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> All that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina and lying and being in Butler Township and being known and designated as Lot No. 7 and containing 3.15 acres according to a plat made for Grace V. Howell by C. O. Riddle, dated April 1, 1963, and being more particularly described in accordance with said plat, to-wit:

> BEGINNING at an iron pin in the center of a branch, at the joint front corner with line of property now or formerly of Grace V. Howell, et. al. and property now or formerly of J. T. Black, with said iron pin being in the southern side of Woodruff Road (S.C. Highway No. 146) and running thence S. 81 E. 300 feet to an iron pin; thence S. 9 W. 300 feet to an iron pin; thence S. 46-52 W. 283.8 feet to an iron pin; thence N. 25 W. 351.9 feet to the center of said branch; thence along the meanders of said branch N. 26-05 E. 243.8 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of the mortgagee, said deed being dated of even date and recorded in the RMC Office for Greenville County in Deed Book 1184 at Page 122

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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 hid 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.