

MORTGAGE OF REAL ESTATE BY A CORPORATION

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State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
OCT 5 11 50 AM '72
ELIZABETH RIDDLE
R.M.C.

To All Whom These Presents May Concern: PARAMOUNT BUILDERS, INC.

(herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, Paramount Builders, Inc.

a corporation chartered under the laws of the State of South Carolina, is well and truly indebted

to the mortgagee in the full and just sum of One Hundred Twelve Thousand, Five Hundred and No/100 (\$112,500.00)

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable in four successive annual installments of \$28,125.00 each, beginning on October-3, 1973, and continuing until paid in full;

(The borrower shall have the right to prepay this mortgage in full prior to maturity without penalty.)

with interest from date, at the rate of six (6%)

percentum until paid; interest to be computed and paid annually

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including ten per cent of the indebtedness as attorney's fee, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said 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 said

MARTHA DAVIS HARRISON, her heirs and assigns:

All that certain piece, parcel or tract of land situate lying and being to the north of Jacobs Road adjoining property of the Greenville Country Club near the City of Greenville in Greenville County, South Carolina, containing 10.0 acres and being a portion of Tract No. 12 as shown on plat of survey by W. J. Riddle dated November, 1944, entitled "Map No. 2, Property of Lemuel Davis Est." recorded in Plat Book P, Page 23, and having the following metes and bounds according to a more recent plat entitled "Plat for Paramount Builders" dated July 1, 1972, revised October 2, 1972, by Webb Surveying & Mapping Co., to-wit:

Beginning at a stake in the line of property owned by the Greenville Country Club, which stake is located at the northwestern corner of a tract of land formerly owned by Richard Davis (now owned by the mortgagor herein, designated as Tract No. 13 on Map 2, Property of Lemuel Davis Est., recorded in Plat Book P, Page 23), running thence S. 51-56 E. 407.5 feet to a point; thence running S. 26-22 W. 701.1 feet to a point in the line of other property of the mortgagor herein (which property is shown as Tract No. 11 on Map 2, Property of Lemuel Davis Est.), and running thence N. 51-56 W. 802.7 feet to a point in