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MORTGAGE OF REAL ESTATE BY A COMPONENTIAL LOW, OF LONDON THE MANUAL MANDERS AND ARCHITICAL LOW,

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

DONNIE S. TARKERSLEY
R.H.C.

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

WHEREAS, Para

Paramount Developers, Inc.

a corporation chartered under the laws of the State of (hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina Caroline W. Foster

(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 Twelve Thousand Five Hundred and

Dollars (\$ 112,500.00) due and payable

in three equal installments of \$37,500.00 each, with interest on the unpaid balance at the rate of 6% to be computed and paid annually. First payment to be made one year from date and to continue on each consecutive year until paid in full.

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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, its 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 lying and being on both sides of Laurel Creek, south of the Laurens Road (U. S. Highway 276) and containing 56 acres, more or less, and being more particularly described as follows:

BEGINNING at an iron pin located at the joint corner of property herein conveyed, property now or formerly owned by W. W. Wilkins, property now or formerly owned by James and Annie Lue Tolbert and property now or formerly owned by James Tolbert, said iron pin being located approximately 500 feet southeast of the Old Laurens Road (now closed) and running thence S. 78-30 W. 472 feet to a point in line of property formerly belonging to W. H. Austin (now owned by John D. Hollingsworth); thence along said Hollingsworth property, S. 58-15 W. 1,346 feet; thence along line of property now or formerly owned by Pack, S. 31-15 E. 2,383.4 feet to a point; thence N. 37 W. 564 feet to a point; thence N. 22 1/2 W. 679 feet to a point; thence N. 18-10 E. 993 feet, more or less, to an iron pin at the corner of property now or formerly owned by Mark Tolbert; thence N. 41-15 W. 200 feet to a stake at the bank of Laurel Creek; thence with Laurel Creek as the line to a poplar at southwestern corner of Tolbert property, the traverse lines being N. 74-14 E. 86.78 feet; N. 5-11 E. 58.7 feet; N. 58-16 W. 79 feet; and N. 53-36 W. 144.27 feet; thence continuing with line of Tolbert property, N. 24-10 E. 420 feet to iron pin, the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the reuts, 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.