Mortgagee's Address: MLEO. Box 5693, Station B. Greenville, SC 29606 MORTGAGE OF REAL ESTATE BY A CORPORATION Offices of Leatherwood, Walker, Todd & Mico, Attorneys at Law,

STATE OF SOUTH CAROLINA STR 3 2 31 PH '81 COUNTY OF GREENVILLEDON

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

WHEREAS, Paramount Developers, Inc.

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

(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 Forty Thousand and No/100ths-----

----- Dollars (\$ 40,000.00) due and payable according to the terms of a promissory note of even date herewith.

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 Mortgagoe, 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 Mortgagee at 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 bereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and lying on the southern side of Woodruff Road and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of other property now or formerly of the mortgagor herein and running thence S. 14-42 E. 240 feet to a point; thence S. 12-10 E. 95.5 feet to a point; thence N. 84-56 W. 101 feet to a point; thence S. 3-24 E. 46.2 feet to a point; thence N. 84-40 W. 218.4 feet to a point; thence N. 0-50 E. 46.1 feet to a point; thence S. 84-56 E. 52.2 feet to a point; thence N. 1-54 E. 321 feet to a point on the southern edge of the right of way of Woodruff Road S. 83-30 E. 185 feet to the point of heginning of Woodruff Road S. 83-30 E. 185 feet to the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of Esther R. Whitmore dated April 10, 1981, and recorded in the R.M.C. Office for Greenville County in Deed Book 1145 at Page 96/

DECUMENTOS!

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-taining, 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 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 berein. 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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