

Mortgagee's Address: P. O. Box 969, Greenville, S. C. LEATHERWOOD, WALKER, TODD & MANN

MORTGAGE OF REAL ESTATE BY A CORPORATION - Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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DONN E. HANERSLEY
R.M.C.

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

BOOK 1487 PAGE 155

WHEREAS, MT. PARIS REALTY CORP.

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

THE SOUTH CAROLINA NATIONAL BANK

(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-ONE THOUSAND TWO HUNDRED AND NO/100 Dollars (\$ 41,200.00) due and payable

in accordance with the terms of a note of even date,

with interest thereon from date at the rate of 10.5 per centum per annum, to be paid: monthly

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 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 Mortgagee, the Mortgagee'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 on the southern side of Brushy Creek Ridge, near the City of Greenville, and known and designated as Lot No. 17 of a Subdivision known as Brushy Creek Ridge, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 7-C at Page 25, and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Brushy Creek Ridge at the joint front corner of Lots Nos. 17 and 18, and running thence with the joint line of said lots S. 2-05 W. 189.6 feet to an iron pin; running thence N. 86-41 W. 100 feet to an iron pin at the joint rear corner of Lots Nos. 16 and 17; running thence with the joint line of said Lots N. 3-44 E. 199.08 feet to an iron pin on the southern side of Brushy Creek Ridge; running thence with the southern side of said Ridge S. 79-30 E. 65 feet to an iron pin; thence continuing with said Ridge S. 84-00 E. 30 feet to an iron pin, the point of beginning.

Being the same property conveyed to Mortgagor herein by deed of C. S. Willingham, dated September 27, 1979 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1112, at Page 573.

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STATE OF SOUTH CAROLINA
RECORDS & CLERK
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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 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 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.

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