

Mortgagees' Address: 2689 Summit Hill Dr., Tucker, Georgia 30084

MORTGAGE OF REAL ESTATE BY A CORPORATION—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law,

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } F. CO. S. C.

SEP 16 2 27 PM '80

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

BOOK 1318 PAGE 484

WHEREAS, **DONNIE S. TANKERSLEY**
Paramount Developers, Inc.

a corporation chartered under the laws of the State of South Carolina
(hereinafter referred to as Mortgagee) is well and truly indebted unto **James C. Snellgrove and
John W. Snellgrove**

(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 **Two Hundred Ninety Thousand Eight Hundred Eighty-Six and No/100ths**----- Dollars (\$ 290,886.00) due and payable

in five (5) equal annual principal installments of Fifty-Eight Thousand One Hundred Seventy-Seven and 20/100ths (\$58,177.20) Dollars each, commencing September 15, 1981 and continuing on the 15th day of September of each successive year until paid in full

with interest thereon from _____ date _____ at the rate of **eleven** per centum per annum, to be paid: **annually**

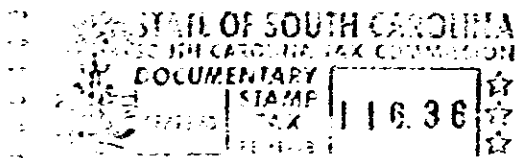
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 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, being shown and designated as a 13.111 acre tract of land according to a plat entitled "Plat for James C. and John W. Snellgrove" prepared by Webb Surveying & Mapping Co., dated August, 1980, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern edge of U. S. Highway No. 276 at the corner of property now or formerly of Laurel Creek Methodist Church and running thence with the line of Laurel Creek Methodist Church S. 13-57 W. 168.05 feet to an iron pin; thence N. 76-51 W. 183.79 feet to an iron pin; thence S. 32-46 W. 249.66 feet to an iron pin; thence S. 22-29 E. 171.36 feet to an iron pin; thence S. 22-31 E. 161.64 feet to an iron pin in the line of Pleasantdale Subdivision; thence with Pleasantdale Subdivision line S. 84-45 W. 613.09 feet to an iron pin; thence N. 86-52 W. 228.93 feet to an iron pin in line of property now or formerly of John D. Hollingsworth; thence with the line of property now or formerly of Hollingsworth N. 26-01 E. 745.7 feet to an iron pin; thence N. 77-33 W. 85.45 feet to an iron pin; thence N. 13-34 E. 299.57 feet to an iron pin on the southern edge of U. S. Highway No. 276; thence with the line of U. S. Highway No. 276 S. 68-26 E. 808.85 feet to an iron pin at the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of James C. Snellgrove and John W. Snellgrove dated September 15, 1980, and recorded in the R.M.C. Office for Greenville County in Deed Book 1133 at Page 754 and recorded September 18, 1980.



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 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 whatsoever lawfully claiming the same or any part thereof.

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