

FILED
GREENVILLE CO
JUL 7 1975
EDWARD G. BARNES, JR.
CLERK

1301-157

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

State of South Carolina)
COUNTY OF GREENVILLE)

To All Whom These Presents May Concern: Paramount Builders, Inc.

(herein called mortgagor) SENDS GREETING:

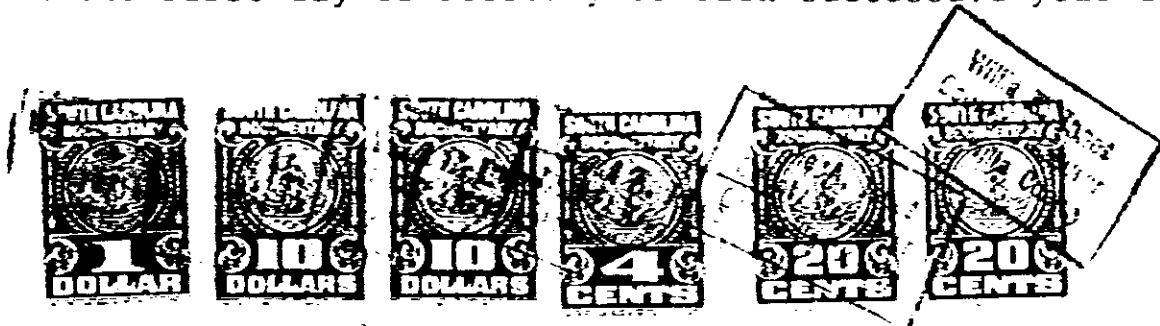
WHEREAS, the said mortgagor, Paramount Builders, Inc.

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 Fifty-Three Thousand Five Hundred Sixty-Five and 75/100ths (\$53,565.75)

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable

in five equal annual installments commencing February 1, 1975 and to be paid on the first day of February of each successive year until paid in full



with interest from _____ date _____ at the rate of six

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

ALFARATA DOWNS, HER HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina and being shown as a 27.588 acre tract of land according to a plat entitled Plat for Paramount Builders by Webb Surveying and Mapping Company dated July, 1973, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point, said point being N. 86-18 W. 827.4 feet from the western side of Augusta Road and running thence with the line of other property of grantor, S. 5-25 W. 500 feet to a point; thence still with the property of grantor, S. 43-16 E. 213 feet to a point; thence still with the line of other property of grantor, S. 88-16 E. 127.8 feet to

(over)

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