

MORTGAGE OF REAL ESTATE BY A CORPORATION

Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C. BOOK 1366 PAGE 51

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Paramount Developers, Inc. (herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, Paramount Developers, 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 Two Hundred Fifty Thousand and No/100 (\$250,000.00)

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable in five (5) equal installments of Fifty Thousand and No/100 (\$50,000.00) Dollars each, together with interest, commencing on the 28th day of April, 1977 and to be made on the 28th day of April of each succeeding year until paid in full,

with interest from date at the rate of eight (8%) 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

The South Carolina National Bank (formerly South Carolina National Bank of Charleston, Greenville, South Carolina) a banking association organized and existing under the laws of the United States of America, as Trustee under the Last Will and Testament of Fred W. Symmes, Deceased:

All that piece, parcel or tract of land containing 7.069 acres, more or less, situate, lying and being on the Northeastern side of Laurens Road (U. S. Highway 276) in the City of Greenville, County of Greenville, State of South Carolina and having, according to a plat prepared by Piedmont Engineers, Architects & Planners, dated March 24, 1976, entitled "Survey for F. W. Symmes, EST.," and recorded in the R.M.C. Office for Greenville County in Plat Book 5-7 at page 4, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Laurens Road (U. S. Highway 276) at the joint front corner of property herein conveyed and property now or formerly of Michigan Agri. Chemical, Inc. and running thence N. 65-59 E. 900 feet to an iron pin; thence S. 47-09 E. 297.3 feet to an iron pin; thence S. 10-20 W. 56.4 feet to an iron pin; thence S. 65-59 W. 980 Feet to an iron pin on the Northeastern side of Laurens Road (U. S. Highway 276); thence with the Northeastern side of Laurens Road (U. S. Highway 276) the following courses and distances: N. 24-01 W. 138 feet to an iron pin; thence S. 65-59 W. 4.0 feet to an iron pin; thence N. 24-01 W. 182 feet to the point of beginning.

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