

State of South Carolina ) 3 59 AM '82 )

County of GREENVILLE )  
BANKERSLEY  
R.M.C.

Mortgage of Real Estate

THIS MORTGAGE is dated December 21, 19 82

THE "MORTGAGOR" referred to in this Mortgage is Joseph T. Hinson, Jr. & Dianne T. Hinson

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is \_\_\_\_\_  
Post Office Box 509, Mauldin, S. C. 29662

THE "NOTE" is a note from Joseph T. Hinson, Jr. & Dianne T. Hinson  
to Mortgagee in the amount of \$ 38,000.00, dated December 21, 19 82. The  
Note and any documents renewing, extending or modifying it and any notes evidencing future  
advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The  
final maturity of the Note is December 21, 19 87. The amount of debt secured by  
this Mortgage, including the outstanding amount of the Note and all Future Advances under  
paragraph 13 below, shall at no time exceed \$ 38,000.00, plus interest, attorneys' fees, and  
court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under  
paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee  
shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest:  
(a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c)  
Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts  
which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other  
valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and  
convey to Mortgagee, its successors and assigns, the following described property:

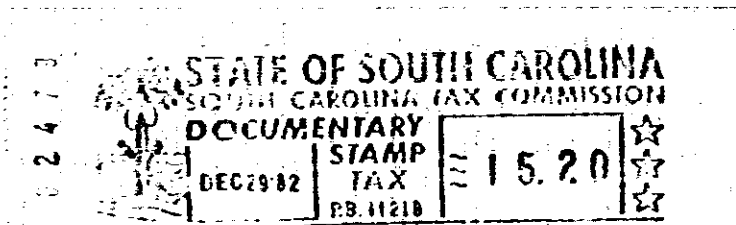
ALL that piece, parcel or lot of land in the State of South Carolina,  
County of Greenville, near the Town of Fountain Inn, on Durbin Creek, con-  
taining 93 acres, more or less, as shown on a plat made by W. J. Riddle  
on September 10, 1942, and being more particularly described in accordance  
with said plat, to-wit;

Beginning at a stone at the joint corner of property of F. A. Thomason  
and Mary K. Templeton and running thence with the Templeton line N.66 W.  
245 feet, crossing a branch, to an iron pin; thence N. 86 W.1617 feet,  
crossing a road to an iron pin on the side of the road in the line of the  
property of Hamp Bryson; thence with the line of said property, N.23-30E.  
2344 feet to an iron pin; thence S. 35-45E. 575 feet to an iron pin near a  
branch; thence with the branch as the line, the traverses of which are; due  
east 160 feet, N. 88-30E. 180 feet; N. 63 E. 330 feet to a point near Durbin  
Creek; thence continuing with Durbin Creek as the line, the traverses of which  
are S. 66-30E. 363 feet; S. 71 E. 980 feet; and S.84-30 E. 85 feet to the  
mouth of a branch in line of Race Miller; thence with the branch as the line,  
the traverses of which are S. 72-30 W. 310 feet and S. 38-45 W. 468 feet to  
an iron pin near a branch; thence S. 23 E. 105 feet to a sweet gum; thence  
S. 40-40 W. 1326 feet to the beginning corner.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and  
being in the State of South Carolina, County of Greenville, being known and  
designated as Lot No. 15, Lafayette Drive, SHELLSTONE PARK SUBD., as shown  
on a plat thereof dated August, 1967, prepared by C. O. Riddle, which plat  
is of record in the RMC Office for Greenville County in Plat Book PPP at  
Page 176, which plat is hereby craved for the metes and bounds description  
thereon.

This being the same property conveyed to the Mortgagors herein by deed  
of Porter C. Boltz, Trustee for Martha Ann Ross, dated June 19, 1981 and  
recorded in the RMC Office for Greenville County in Deed Book 1150 at page  
115.

DECEMBER 29 1982 043



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any  
way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now  
or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference  
thereto);