Mortgagee's Address: P. O. Drawer 37, Mauldin, S. C. 29662

BOOK 1518 PAGE 561

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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GREENVILLE CO. S.C.
SEP 18 12 04 PM '80
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PORTER C. BOLTZ, TRUSTEE FOR MARTHA ANN ROSS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

JOSEPH T. HINSON, JR. AND DIANNE T. HINSON,

(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

--Four Thousand Seventy Two and 73/100 ---------- Dollars ($ 4,072.73 --) due and payable six (6) months from date*

with interest thereon from date at the rate of 10 1/2%-per centum per annum, to be paid: semi-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, its 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, near the Town of Fountain Inn, on Durbin Creek, containing 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 property of Hamp Bryson; thence with the line of said property, N. 23-30 E. 2344 feet to an iron pin; thence S. 35-45 E. 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. 88-30 E. 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. 66-30 E. 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 plat thereof dated August, 1967, prepared by C. O. Riddle, which plat is of record in the RMC Office for Greenville County, S. C., in Plat Book PPP, at Page 176, which plat is hereby craved for a metes and bounds description.

This being the same property conveyed to the Mortgagor herein by deed of Martha Ann Ross recorded on May 28, 1980, in the RMC Office for Greenville County in Deed Book 1126, at Page 612.

*It is agreed that, in the event Joseph T. Hinson, Jr. and Dianne T. Hinson purchase the property covered by this note and mortgage, the amount of this mortgage, plus interest, shall be deducted from the purchase price of this property.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
$ 16.14

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 whomsoever lawfully claiming the same or any part thereof.

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