

*By [unclear] of the [unclear]*  
*12/12/83*

MORTGAGE OF REAL ESTATE

*Walter C. Worsham*

DONALD L. VAN RIPER  
SOUTH CAROLINA REGISTER OF DEEDS  
GREENVILLE, SOUTH CAROLINA 29601  
335-222-9988

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
R.M.C.  
12-11-83  
DONALD L. VAN RIPER  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, I, Charles V. Hinton, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Walter C. Worsham, Trustee

(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

Fifty Thousand and 00/100-----Dollars (\$ 50,000.00 ) due and payable

ON DEMAND

with interest thereon from October 28, 1983 at the rate of 12% per centum per annum, to be paid: quarterly

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

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. 4 of Altamont Forest, Section One, prepared by Robert R. Spearman, Surveyor, dated January 24, 1978, and recorded in the RMC Office for Greenville County in Plat Book 6-H, Pages 42 and 43, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Persimmon Lane at the joint front corner of Lot Nos. 3 and 4, said iron pin being 272.47 feet in a southerly direction from Altamont Road; running thence along the western side of Persimmon Lane S. 14-33 E. 88.43 feet to an iron pin on the western side of Persimmon Lane at the joint front corner of Lot Nos. 4 and 5; thence along the joint line of Lot No. 5, S. 37-24 W. 30 feet to an iron pin; thence continuing along the joint line of Lot No. 5, S. 24-50 W. 220.3 feet to an iron pin at the joint rear corner of Lot Nos. 4 and 5; thence N. 50-24 W. 145.3 feet to an iron pin at the joint rear corner of Lot Nos. 3 and 4; thence along the common line of Lot No. 3 N. 40-23 E. 267.7 feet to an iron pin; thence continuing along the joint line of Lot No. 3, N. 64-35 E. 30.0 feet to the point of beginning.

DERIVATION; This is the same property conveyed to the mortgagor herein by Joe W. Hiller by deed dated August 17, 1979, and recorded in the RMC Office for Greenville County on August 17, 1979, in Deed Book 1109, Page 576; and by deed from Janice C. Hinton dated July 18, 1983, and recorded in the RMC Office for Greenville County on July 19, 1983, in Deed Book 1192, Page 620.

RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS  
GREENVILLE, SOUTH CAROLINA  
ON 12-11-83  
STAMP  
\$ 20.00

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 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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