SOUTH CAROLINA,

In consideration of advances made and white	ch may be made by	lue Ridge		
roduction Credit Association, Lender, toJ	oseph T. Hinson an	d Dianne T. Hinso	n	Borrowers
whether one or more), aggregating THIRTEE	N THOUSAND TWO HUN	DRED & NO/100		Dollars
\$ 13,200,00), accordance with Section 45-55, Code of Laws imited to the above described advances), evident ubsequently be made to Borrower by Lender, and the code of Borrower to Lender, now displaying the code of Borrower to Lender of Borrower to Borro	(evidenced by note (# 67 64 4) of South Carolina, 1962, (1) oced by promissory notes, and to be evidenced by promissory or here or to be evidenced by promissory or here.	date Net which hereby expre- all existing indebtedness of all renewals and extensions may notes, and all renewals a eafter contracted. The may	ssly made a part hereof) and to Borrower to Lender (includin thereof, (2) all future advances and extensions thereof, and (3) intern principal amount of all	g but not that may all other li existing
ndebtedness, future advances, and all other indebtedness (\$	otedness outstanding at any or), clus interest thereon, att	ne time not to exceed orneys' fees and court costs.	with interest as provided in sa	id note(s).
and costs including a reasonable attorney's fee called note(s) and herein. Undersigned has granted convey and mortgage, in fee simple unto Lender,	d, bargained, sold, conveyed a	i centom or the total amoun	it doe traiteou bro engiges es p	-01.000
All that tract of land located in		Township	GREENVILLE	

Township.

COUNTYEY

All that tract of land located in 97.0 acres, more or less, known as the Place, and bounded as follows: County, South Carolina, containing_ 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. 85 W. 1,617 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. 2,344 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. 66030 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. 1,326 feet to the beginning corner.

ALSO: ALL that lot of land in the State of South carolina, County of Greenville, near the Town of Ft. Inn, being known and designated as Lot No. 15 on a plat of Shellstone Park, recorded in Plat Bk. PPP. at Page 176, in the RMC Office for Greenville County and having, according to said plat, the following metes & bounds, to-wit: BEGINNING at an iron pin on the southwesterly edge of Lafayette Ave., a oint front corner of Lots 14 and 15 and running thence with the edge of said Avenue S. 58-14 E. 273.4 feet to an iron pin on the edge of cul-da-sac; thence with the curve of said cul-da-sac, the chord being S.35-44 E. 60.9 ft. to an iron pin on said cul-da-sac; thence still following the curve of said culde-sac, the chord being N. 69-16 E. 60.9 ft. to an iron pin; thence S. 58-14 E. 49.3 feet to an iron pin on the line of property of Golden Strip Nurseries; thence S. 24-43 W. 427.9 ft. to an iron pin; thence N. 58-14 W. 400 ft. to the point of beginning, being the same property conveyed by Deed of Porter C. Bolts, Tr. for Martha Ann Ross recorded 6-19-81.
TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise

incident or appertaining.

TO HAVE AND TO HOLD all and singular the said lands and premises unto Lender, its successors and assigns with all the rights, privileges, members and appurtenances thereto belonging or in any wise appertaining.

A default under this instrument or under any other instrument heretofore or hereafter executed by Borrower and/or Undersigned to Lender, or a default by Borrower, and/or Undersigned under any instrument(s) constituting a lien prior to the lien of this instrument, shall, at the option of Lender, constitute a default under any one or more or all instruments executed by Borrower and/or Undersigned to Lender. In case of such default, at the option of Lender, all indebtedness due from Borrower and/or Undersigned to Lender may be declared immediately due and payable.

UNDERSIGNED hereby binds himself, his heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto Lender, its successors and assigns, from and against Undersigned, his heirs, executors, administrators and assigns and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED ALWAYS, NEVERTHELESS, that if Borrower shall pay unto Lender, its successors or assigns, the aforesaid indebtedness and all interest and other sums secured by this or any other instrument executed by Borrower as security to the aforesaid indebtedness and shall perform all of the terms, covenants, conditions, agreements, representations and obligations contained in all mortgages executed by Borrower to Lender according to the true intent of said Mortgages, all of the terms, covenants, conditions, agreements, representations and obligations of which are made a part hereof to the same extent as if set forth in extenso herein, then this instrument shall cease, determine and be null and void; otherwise it shall remain in full force and effect.

It is understood and agreed that all advances heretofore, now and hereafter made by Lender to Borrower, and all indebtedness now and ereafter owed by Borrower to Lender, and any other present or future indebtedness or liability of Borrower to Lender, whether as principal debtor, surety, guarantor, endorser or otherwise, will be secured by this instrument until it is satisfied of record. It is further understood and agreed that Lender, at the written request of Borrower, will satisfy this mortgage whenever: (1) Borrower owes no indebtedness to Lender, (2) Borrower has no liability to Lender, and (3) Lender has not agreed to make any further advance or advances to Borrower.

In the event Lender becomes a party to any legal proceeding (excluding an action to foreclose this mortgage or to collect the debt hereby secured), involving this mortgage or the premises described herein (including but not limited to the title to the lands described herein), Lender may also recover of Undersigned and/or Borrower all costs and expenses reasonably incurred by Lender, including a reasonable attorney's fee, which costs, expenses and attorney's fee when paid by Lender shall become a part of the debt secured hereby and shall be immediately payable upon demand, and shall draw interest from the date of advance by Lender until paid at the highest rate provided in any note or other instrument secured

This agreement shall inure to the benefit of Lender, its successors and assigns, and any successor, or assign of Lender may make advances hereunder, and all such advances and all other indebtedness of Borrower to such successor or assign shall be secured hereby. The word "Lender" shall be construed to include the Lender herein, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED, this the	19th	day of	January	,19_82_
Signed Sealed and Delivered in the Privency of	Q_{2}	J. Finn	<u>J</u> 1,	(L. S.)
art w Blass	Jo	seph T. Hinso	n Jr.	(L. S.)
Robert W Blackwell remmele	D	ianne J.	Hinson	(L. S.)
R. Louise Trammell (CONTINUED ON NEX		ianne T. Hins	on	Form FCA 402

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