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STATE OF SOUTH CAROLINA THE STANKERSLEY COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. Joseph T. Hinson, Jr., and Dianne T. Hinson

(hereinafter referred to as Mortgager) is well and truly indebted un to

Charles E. Gaines and Century Associates, Inc.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgager's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Thirteen Thousand Five Hundred and no/100--
Dellars (\$ 13,500.00) due and payable

one year from date

with interest thereon from date at the rate of 12 per centum per annum, to be paid: annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgages for such further sums as may be advanced to or for the Mortgagor's account for fexes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN. That the Mortgagor, in consideration of the aforessic 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 Mortgagoe at any time for advances made to be for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing and delivery of these presents, the receipt whereast is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and estions:

TALL that certain piece, parcel or let of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Caroline, 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. 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. 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. 1,326 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 Subdivision, 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 in Plat Book PPP at Page 176, which plat is hereby craved for a metes and bounds description.

This being the same próperty conveyed to mortgagors herein by deed of Martha Ann Ross recorded on May 28, 1980, in Book 1126 at Page 612.

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Together with all and singular rights, members, herditements, and appurtegances to the same belonging in any way incident or appurtegances, and of all the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and lighting fixtures new 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 Mortgages, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomspever fawfully claiming the same or any part thereof.

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