

513 McCREEK CT, GREENVILLE, S.C. 29615

STATE OF SOUTH CAROLINA GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE 1991 REC 583

COUNTY OF GREENVILLE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James W. Delint and Thomas H. Delint, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto William J. Hanna and Frances S. Hanna

(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 Fifteen Thousand Eighty Seven and 50/100 Dollars (\$15,087.50) due and payable

Greenville, S. C. in five (5) annual installments beginning March 15, 1978, of \$3,017.15

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

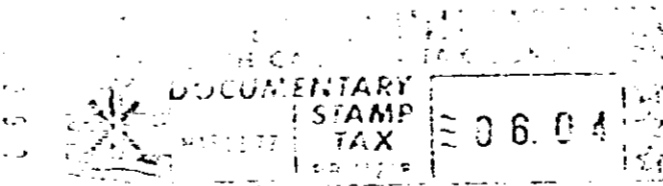
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 accounts 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, in Cleveland Township, shown on a plat thereof, prepared by Howard Wiswall, C.E., Survey of 1918-1920, as "No. A-XIII, Charles O. Goodwin, Eastern Grant" and No. A-XIII, Char. C. Goodwin, Western Grant reference to which plat is hereby craved for a full and complete description of the said tracts, said plot of ground herein conveyed being more particularly described as follows: BEGINNING at a stone on top of the mountain (the South Carolina-North Carolina State Line) which stone corner is common to the tracts herein described and lands now or formerly of Sumey and Silverstein; thence following the top of the mountain S 76 W 273 feet to a stone; thence S 58-30 W 146 feet to a stone; thence S 35-15 W 140 feet to a stone; thence S 16-15 W 212 feet to a stone; thence S 2-45 W 204 feet to a stone; thence S 0-15 W 158 feet to a stone; thence S 1-15 E 141 feet to a stone on knob; thence S 79-30 E 2050 feet to a chestnut on the side of the road on "Still House Ridge"; thence following the road N 22-30 W 149 feet to a point; thence N 11-15 E 392 feet to a point; thence N 47-30 E 251 feet to a point; thence N 10-45 E 133 feet to a point; thence N 31-30 W 182 feet to a point; thence N 51-15 W 154 feet to a point; thence S 31-15 W 228 feet to a point; thence N 56-30 W 297 feet to the top of the mountain; thence following the top of the mountain N 50-00 W 308 feet to a stone; thence S 31-00 W 267 feet to a stone; thence N 69-00 W 390 feet to a stone; thence S 68-45 W 98 feet to a stone; the beginning corner, containing 48.5 acres, more or less.

Derivation: This being the same property conveyed to James W. Delint and Thomas H. Delint, Jr. by William J. Hanna and Frances S. Hanna by deed of even date to be recorded herewith.

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Together with all and singular rights, members, heritaments, 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 hereinafter 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 claiming or lawfully claiming the same or any part thereof.

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