

MORTGAGE OF REAL ESTATE

Mortgagee Address:  
c/o Charles McDonald  
P. O. Box 2048  
Greenville, SC 29602

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1628 PAGE 817

FILED  
GREENVILLE  
OCT 3 3 1983

WHEREAS, SUNBELT PROPERTIES, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto LOLLIE T. HINES

(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 Two Hundred Sixty-Seven Thousand Five Hundred and No/100-----

-----Dollars (\$267,500.00 ) due and payable in monthly installments in the amount of Four Thousand Seven Hundred Twenty-Two and 10/100 (\$4,722.10) Dollars beginning on the 1st day of November, 1983 and continuing in a like amount on the 1st day of each and every consecutive month thereafter for a period of seven (7) years until paid in full

with interest thereon from date at the rate of Twelve(12)---per centum per annum, to be paid: monthly

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 <sup>those</sup> certain piece, parcels 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, known and designated as Lots 6, 7, 8, 9, 10, 11, 12, 53, 51, and 52 as shown on plat of CROOKED CREEK, Sheet 1 and Sheet 2, prepared by Freeland & Associates, dated July 16, 1980 and recorded in the RMC Office for Greenville County in Plat Book 7X, Pages, 43 and 44. Reference to said plat being made for a more accurate description.

Being a portion of the property conveyed to the mortgagor herein by deed of Hamersborn, Inc. recorded in the RMC Office for Greenville County on June 13, 1979 in Deed Book 1104, Page 681.

NOTED --- 100 383 13

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
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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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