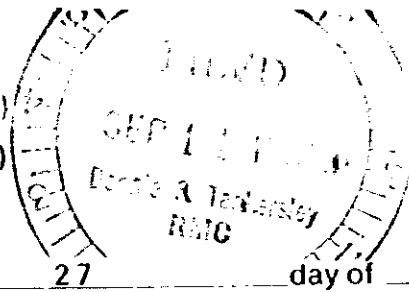


STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



1552 571  
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 27 day of August, 19 81,  
among W. H. Alford and Martha R. Alford (hereinafter referred to as Mortgagor) and  
Allstate Enterprises, Inc. a Delaware Corporation (hereinafter referred to as Mortgagee):

401 McCullough Drive, Charlotte, N. C. 28213

WITNESSETH THAT, WHEREAS, Mortgagor is indebted to Mortgagee for money loaned for which  
Mortgagor has executed and delivered to Mortgagee a Note of even date herewith in the principal sum of  
Thirty Thousand & 00/100 (\$ 30,000.00), the final payment of which  
is due on September 7 19 86, together with interest thereon as  
provided in said Note, the complete provisions whereof are incorporated herein by reference;

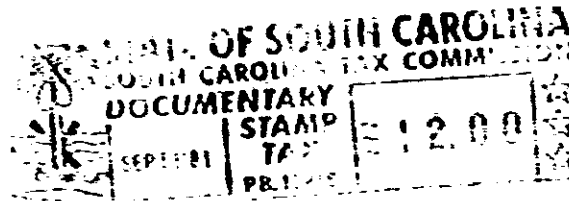
AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest  
thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the  
Note and this Mortgage by the conveyance of the premises hereinafter described:

NOW, THEREFORE, in consideration of the aforesaid loan and the sum of Three Dollars (\$3.00) cash in  
hand paid to Mortgagor, the receipt of which is hereby acknowledged, Mortgagor hereby grants, sells, conveys,  
assigns and releases to Mortgagee, its successors and assigns, the following described premises located in  
Greenville County, South Carolina:

All that piece, parcel or lot of land in the County of Greenville, State  
of South Carolina, situate, lying and being on the eastern side of Birnam  
Court and being known and designated as Lot No. 13 on a plat of Birnam  
Woods Subdivision recorded in the RMC Office for Greenville County in Plat  
Book 5-D at Page 56 and having such metes and bounds as shown thereon,  
reference to said plat being made for a more complete description.  
This conveyance is subject to all restrictions, setback lines, roadways,  
zoning ordinances, easements and right-of-way appearing on the property  
and/or of record.

124 Birnam Court:

This being the same property conveyed to the Mortgagors herein by Deed of  
A & B Properties, Inc., dated 5/8/75 and recorded 12/10/75 in the Office  
of the Clerk of Court for Greenville County in volume 1028, page 436.



Together with all and singular the rights, members, hereditaments and appurtenances to said premises  
belonging or in anywise incident or appertaining. Including but not limited to all buildings, improvements,  
fixtures, or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or  
articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light,  
power, refrigeration, ventilation or other services, and also together with any screens, window shades, storm  
doors and windows, screen doors, awnings, stoves and water heaters (all of which are declared to be a part of  
said real estate whether physically attached thereto or not).

TO HAVE AND TO HOLD the same with all privileges and appurtenances thereunto belonging to Mortgagee,  
its successors and assigns, forever, for the purposes hereinafter set out and Mortgagor covenants with Mortgagee,  
its successors and assigns, that Mortgagor is seized of, and has the right to convey, the premises in fee simple;  
that the premises are free and clear of all encumbrances except for a prior Mortgage, if any; and that Mortgagor  
will warrant and defend title to the premises against the lawful claims of all persons whomsoever.

MORTGAGOR COVENANTS with Mortgagee, its heirs, successors and assigns as follows:

1. NOTE PAYMENTS. Mortgagor shall make timely payments of principal and interest on the above  
mentioned Note in the amounts, in the manner and at the place set forth therein. This Mortgage secures payment  
of said Note according to its terms, which are incorporated herein by reference.

2. TAXES. Mortgagor shall pay all taxes, charges and assessments which may become a lien upon the  
premises hereby conveyed before any penalty or interest accrues thereon and shall promptly deliver to  
Mortgagee (at its request) official receipts evidencing payment thereof. In the event of the passage after the date  
of this Mortgage of any law imposing a federal, state or local tax upon Mortgage or debts secured thereby, the  
whole principal sum (together with interest) secured by this Mortgage shall, at the option of Mortgagee, its  
successors and assigns, without notice become immediately due and payable.

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