

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

BOOK 1567 PAGE 724
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 29 day of March, 19 82,
among T. Michael Johnson & Sandra S. Johnson (hereinafter referred to as Mortgagor) and
Allstate Enterprises, Inc. a Delaware Corporation (hereinafter referred to as Mortgagee):
401 McCullough Drive Charlotte, NC 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
Six Thousand & 00/100 (\$ 6000.00), the final payment of which
is due on April 10 19 87, together with interest thereon as
provided in said Note, the complete provisions whereof are incorporated herein by reference;

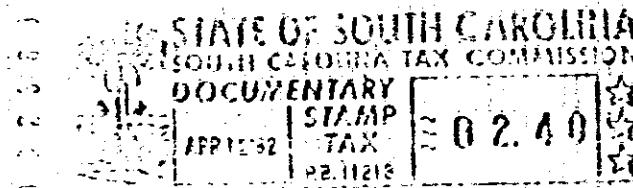
AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest
thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the
Note and this Mortgage by the conveyance of the premises hereinafter described:

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 Chick Springs Township, Greenville
County, State of South Carolina, about one mile southward from the City of Greer,
and being shown as Lot Number 27 in Brookhaven property of the Dobson Estates,
according to survey and plat by H.S. Brockman, Registered Surveyor, dated De-
cember 12, 1957, amended September 1, 1959, recorded in Plat Book RR, page 41,
R.M.C. Office for Greenville County, and having the following courses and
distances: Beginning on an iron pin on the north side of Benjamin Avenue,
joint front corner of Lots Number 26 and 27 on said plat, and runs thence N.
10-55 E. 170 feet to an iron pin; thence N. 79-25 W. 100 feet to an iron pin;
thence S. 10-55 W. 170 feet to an iron pin; thence S. 79-25 E. 100 feet to the
beginning corner.

107 Benjamin Avenue Greer, South Carolina (Greenville)

This being the same property conveyed to mortgagors by Deed of Trust of William
B. Southerland and Barbara A. Southerland recorded August 12, 1970 in the Office
of the Clerk of Court for Greer County, dated August 10, 1970; in Book 896,
page 76.



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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