

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
GREENVILLE CO. S. C.
JAN 14 4 01 PM '83
BONNIE S. TANKERSLEY
R.M.C.

BOOK 1591 PAGE 962

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 3rd day of January, 19 83,
among Thomas A. and Gloria H. Moore (hereinafter referred to as Mortgagor) and
Allstate Enterprises, Inc. a Delaware Corporation (hereinafter referred to as Mortgagee):
401 McCullough Drive, Charlotte, North Carolina 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
fifteen thousand and sixty one & 00/100 (\$ 15061.00), the final payment of which
is due on January 17, 19 95, 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:

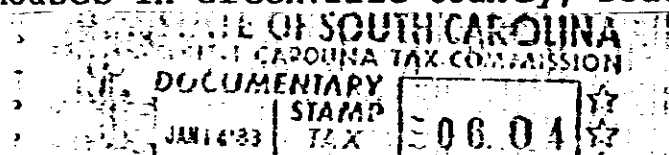
NOW, THEREFORE, in consideration of the aforesaid loan and the sum of Three Dollars (\$3.00) cash in
hand paid to Mortgagor, the receipt of which is hereby acknowledged, Mortgagor hereby grants, sells, conveys,
assigns and releases to Mortgagee, its successors and assigns, the following described premises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

All that certain piece, parcel or lot of land with all improvements thereon
or hereafter to be constructed thereon, situate, lying and being in the State
of South Carolina, County of Greenville, on the south side of Eastbourne
Road, being shown as Prop. of Thomas A. Moore on a plat thereof recorded
in the RMC Office for Greenville County, South Carolina, in Plat Book RRR,
at Page 11, and having according to said plat the following metes and bounds,
to-wit:

Beginning at an iron pin on the south side of Eastbourne Road, corner of
property of Guy Davis, and running thence along Davis line S. 14-32 E. 403.8
feet to an iron pin; thence along line of other property of Thomas H. Moore,
Jr. S. 64-00 W. 72.9 feet to an iron pin; thence along property of Thomas
H. Moore, Jr. N. 33-00 W. 374.7 feet to an iron pin on the south side of
Eastbourne Road; thence along the south side of Eastbourne Road N. 57-00 E.
200 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by Deed of
Thomas H. Moore, Jr. dated 2-17-67 and recorded 2-20-67 in the RMC Office
for Greenville County in Book 814, Page 186.

Being improved property known as 215 Eastbourne Road, Greenville, according
to the present system of numbering houses in Greenville County, South
Carolina.



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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