

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

GREENVILLE
APR 25 1 18 PM '83
DONNIE S. WATKINS
R.M.C. CLERK

BOOK 1603 PAGE 536

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 13 day of April, 19 83,
among W. H. 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, 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
Twenty Five Thousand Two Hundred Fifty (\$ 25259.14), the final payment of which
is due on April 23 ~~Nine & 14/100~~ 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:

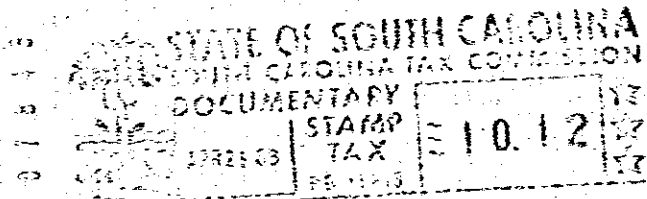
NOW, THEREFORE, in consideration of the aforesaid loan and the sum of Three Dollars (\$3.00) cash in
hand paid to Mortgagor, the receipt of which is hereby acknowledged, Mortgagor hereby grants, sells, conveys,
assigns and releases to Mortgagee, its successors and assigns, the following described premises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

All that piece, parcel or lot of land in 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 Sub-
division 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 rights-of-way appearing on the property
and/or record.

This being same property conveyed to Grantors herein by deed of A & B
Properties Inc., dated 5/8/75 and recorded 12/10/75 in Book 1355, Page
579 in the RMC Office Greenville County.

This being same property known as 124 Birnam Court; Greenville County,
Greenville, 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.