

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

S.C.

1982

DEED

1577-041
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 2nd day of August, 19 82
among Robert L. and Marlene Brown (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
Fourteen Thousand Five Hundred (\$ 14500.00), the final payment of which
is due on August 12 800/100 19 92, 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 situate, lying and being on the
Southern side of Fourth Day Street near the City of Greenville, County of
Greenville, State of South Carolina, being known and designated as Lot No.
24 as shown on a plat entitled "Canterbury Subdivision, Section II", dated
July 17, 1972, prepared by Heaner Engineering Co., Inc., and recorded in
the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R
at page 32 and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Fourth Day Street at the
joint front corner of Lots Nos. 23 and 24 and running thence with the line
of Lot No. 23 S. 23-39-14 W. 135.85 feet to an iron pin; thence S. 55-27-37
E. 60 feet to an iron pin at the joint rear corner of Lots Nos. 24 and 25;
thence with the line of Lot No. 25 N. 35-55-55 E. 145.50 feet to an iron
pin on the Southern side of Fourth Day Street; thence with the curve of the
Southern side of Fourth Day Street, the chord of which is N. 63-09-21 W. 90
feet to the point of beginning.

This conveyance is subject to all restrictions, zoning ordinances, setback
lines, roadways, easements and rights of way, if any, affecting the above
described property including restrictions applicable to Canterbury, Section
II, recorded in the R.M.C. Office for Greenville County, South Carolina, in
Deed Book 952 at page 551.

114 Fourth Day Street, Piedmont, South Carolina 29673
This being the same property conveyed to the Grantors herein by Deed of
Fortis Enterprises, Inc. dated 9/17/75 and recorded 9/19/75 in the R.M.C.
Office for Greenville County in volume 1024, Page 344.

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.

RETURN THIS COPY

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