

THIS MORTGAGE made this 10th day of July, 1984, among Richard A. and Louise W. STANFORD (hereinafter referred to as Mortgagor) and Allstate Enterprises, Inc. a Delaware Corporation (hereinafter referred to as Mortgagee):  
401 McCullough Drive, Greenville, S.C. 29615

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 One Hundred Seventy (\$ 14174.00 ), the final payment of which is due on July 16 Four & 00/100 19 91, 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, situate, lying and being on the southern side of Kenilworth Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot 88 on a plat entitled Kingsgate by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WW, at Pages 44 and 45, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Kenilworth Drive, joint front corner of Lots 87 and 88, and running thence along the common line of said Lots S. 22-19 E. 150.0 feet to a point in the rear line of Lot 91, joint rear corner of Lots 87 and 88; thence along the rear lines of Lot 90 and 91 S. 66-25 W. 130.0 feet to a point, joint rear corner of Lots 88 and 89; thence along the common line of said Lots N. 18-30 W. 150.4 feet to a point on the southern side of Kenilworth Drive; thence along said Kenilworth Drive N. 66-20 W. 120.0 feet to the point of beginning.

This is the same property conveyed to the grantors herein by deed of C. William Boyer as recorded in the RMC Office for Greenville County S.C. in Deed Book 1085, Page 763 on 8/21/78.

This being same property also known as 104 E. Kenilworth Drive, Greenville, S.C., Greenville County.

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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