

RECORDED  
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THIS MORTGAGE made this 12th day of January, 19 82,  
among Thomas A. Moore 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  
Twelve thousand two hundred ninety-four (\$ 12294.26), the final payment of which  
is due on January 25, & 26/100-- 19 88, 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 parcel or lot of land situate on the Southeast side of East Bourne Drive  
near the City of Greenville, in Greenville County, South Carolina, and having  
according to survey made by Jones Engineering Services, dated December 18, 1969,  
recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4D,  
Page 33, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of East Bourne Drive at corner of  
property now or formerly of Gilstrap, and running thence along the Gilstrap pro-  
perty, S 33-00 E, 200 feet to an iron pin; thence S 84-00 E, 263.5 feet to an  
iron pin in old abandoned road; thence along said old abandoned road, N 88-53 W,  
147 feet to an iron pin; thence still along said old abandoned road, N 81-02 W,  
100 feet to an iron pin; thence N 58-10 E, 151.5 feet to an iron pin at the edge  
of a turnaround in East Bourne Drive; thence with the curve of said turnaround,  
the chord being (N69-22 E, 125 feet) to an iron pin on the Southeast side of  
East Bourne Drive; thence along East Bourne Drive, N 57-00E, 173.5 feet to the  
beginning corner.

This being a portion of that property conveyed to the grantor herein by deed of  
Alice M. Andes, et. al., dated February 21, 1951, recorded in the RMC Office for  
Greenville County, South Carolina in Deed Book 429, Page 407.

215 East Bourne Drive, Greenville, South Carolina 29611 (Greenville County)

This being the same property conveyed to the mortgagors herein by Deed of  
Thomas H. Moore, Jr., dated 12/29/69 and recorded 12/29/69 in the Office of the  
Clerk of Court of Greenville County in volume 881, Page 546.

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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