

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

MAY 17 11 04 AM '87
DONNIE R. H. HENNINGLEY

BOOK 1506 PAGE 972

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 6 day of May, 19 83,
among Carroll B. and Betty A. CARVER (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
Seven Thousand Seven Hundred Fifty (\$ 17750.49), the final payment of which
& 497/100 is due on May 16 1991, 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,
situate, lying and being in the State of South Carolina, County of Greenville,
in Butler Township, and being known and designated as Lot Number 48 of a
subdivision known as McSwain Gardens, a plat of which is on record in the
R.M.C. Office for Greenville County in Plat Book GG, at Page 75, and having
the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Linwood Avenue at the joint
front corner of Lots 47 and 48 and running thence N. 10-00 W. 168.7 feet to
a point at the joint rear corner of Lots 47 and 48; thence N. 80-30 E 100
feet to a point at the joint rear corner of Lots 48 and 49; thence S. 10-00
E. 167.8 feet to a point on the northern side of Linwood Avenue at the joint
front corner of Lots 48 and 49; thence with the northern side of Linwood
Avenue, S. 80-00 W. 100 feet to the point of beginning; being the same
conveyed to me by Harry S. Joyner by his deed dated September 2, 1960 and
recorded in the R.M.C. Office for Greenville County in Deed Vol. 658, at
Page 217.

This being the same property conveyed to Carroll B. and Betty A. Carver
by W. Lewis Stover, deed dated 7/19/62 and recorded 7/20/62 in Book 702,
Page 447 in the RMC office of Greenville County.

Being property also known as 107 Linwood Avenue, 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.

RETURN THIS COPY

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