

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

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GREENVILLE CO. S. C.
NOV 30 12 37 PM '82

BOOK 1587 PAGE 357

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 30th day of November, 19 82,
among Donald E. Hammons (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 & 00/100 (\$ 7000.00), the final payment of which
is due on November 27 19 86, 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 tract of land, situate, lying and being in Bates
Township, County of Greenville, State of South Carolina consisting of 2
Acres, according to a plat prepared for Donald Hammons by W. R. Williams, Jr.,
Engineer, dated July 20, 1976, and having according to said plat the follow-
ing metes and bounds, to wit:

BEGINNING at a nail and cap in White Horse Road Extension at the southern
corner of said tract of land and running thence N 29-30 W. at or near the
boundary of Johnson property with property now or formerly belonging to
Barbrey, 417 feet to an iron pin; thence N 8-45 W, 54 feet to an iron pin;
thence N 52-45 E. 229.2 feet to an iron pin at the corner of property belong-
ing to the grantor; thence turning and running S 17-05 E, 214.5 feet to an
pin; continuing thence S 12-37 E., 146.3 feet to an iron pin; thence S 21-38 E,
79.8 feet to an iron pin; thence N. 53-47 E. 37.8 feet to an iron pin; thence
S. 49-07 E. 26 feet to a nail and cap in White Horse Road Extension; thence
S 46-00 W, 199 feet to a nail and cap, the point of beginning.

Being the same property conveyed to Donald E. and Mildred E. Hammons
by deed of W. H. Johnson, dated 10/15/76 and recorded 11/9/76 in Deed
Book 1045, Page 837. Mildred E. Hammons having conveyed her 1/2 interest
to Donald E. Hammons by deed dated 9/17/82 and recorded 9/20/82 in Book
1174, Page 241 for Greenville County.

This being same property also known as Rt 2 White Horse Road Extension,
Travelers Rest, South Carolina, 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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