

STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )

FILED  
GREENVILLE S.C.  
APR 11 12 10 PM '83  
DONNIE S. HANCOCK  
R.M.C.

BOOK 1601 PAGE 636

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 31 day of March 19 83  
among James B. and Anne H. Scott (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  
Eight Thousand Three Hundred Four (\$ 8304.26), the final payment of which  
626/100 is due on April 12 19 87, 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 lot of land situate on the northeastern side of FOREST DRIVE in the  
County of Greenville, State of South Carolina being shown as LOT NO. 10 on a  
plat of Batesville Forest, Section One, prepared by Freeland & Associates,  
Surveyors, dated January 13, 1978 recorded in Plat Book 6-H at page 46 in the  
RMC Office for Greenville County, and having according to said plat the follow-  
ing metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Forest Drive at the joint front  
corner of Lot 9 and Lot 10 and running thence with Lot 9 N 89-37 E 427.17 feet  
to an iron pin at the joint rear corner of Lot 9 and Lot 10; thence with  
property now or formerly belonging to Kimbrell S 2-38 E 300 feet to an iron  
pin on Forest Drive; thence with said drive the following courses and distances  
N 87-30 W 200 feet, N 76-54 W 92.01 feet N 55-41 W 92.01 feet N 34-29 W 92.01  
ft N 13-16 W 92.01 feet and N 2-40 W 50 feet to the point of beginning, and  
containing 2.56 acres.

This is the same property conveyed to James B. and Anna H. Scott by deed  
of Threatt Enterprises, Inc., dated 5/29/78 and filed 6/2/78 in Deed Book  
1080, Page 311 in the RMC Office for Greenville County.

This conveyance is subject to any and all existing reservations, easements,  
rights of way, zoning ordinances and restrictions or protective covenants  
that may appear of record or on the premises.

This being same property also known as 110 Five Oaks Drive, Greenville  
County, Greer, 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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