

STATE OF SOUTH CAROLINA) FILED
COUNTY OF GREENVILLE)) 20 S.C.

MORTGAGE OF REAL PROPERTY

11:46 AM '81

THIS MORTGAGE made this 15 day of MAY, 1981,
among Walter R. and Elizabeth W. Farley (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
Fifteen Thousand & 00/100 (\$ 15000.00), the final payment of which
is due on May 25 19 89, 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 eastern side of Lambourn Way, in the County of Greenville, State of South
Carolina, and being shown and designated as Lot 82 on plat entitled Kingsgate
by Piedmont Engineers & Architects, 1/9/69, recorded in the RMC Office for
Greenville County in Plat Book WWW, at Pages 44 and 45, and having according
to said plat the following metes and bounds, to-wit:
Beginning at a point on the eastern side of Lambourn Way at the joint front
corner of Lots 80 and 82 and running thence along Lambourn Way N. 16-35 W,
125.0 feet to a point, joint front corner of Lots 82 and 84; thence along the
common line of said Lots N. 73-25 E. 159.7 feet to a point, joint rear corner
of said Lots; thence S. 16-50 E. 125.0 feet to a point, joint rear corner of
Lots 80 and 83; thence along the common line of said Lots S. 73-25 W. 160.4
feet to a point on the eastern side of Lambourn Way, the point of beginning

This is the same property conveyed to the grantor herein by deed of Piedmont
Land Co., Inc. dated April 23, 1970 recorded in the RMC Office for Greenville
County in Deed Book 888, Page 420.
This conveyance is made subject to protective covenants, easements and rights-
of-way of record.

Property better known as 302 Lambourn Way, Greenville County, Greenville, SC.

This being the same property conveyed to the Mortgagors herein by Deed of
Jack E. Shaw Builders, Inc. dated 9/15/70 and recorded 9/16/70 and the Office
of the Clerk of Court for Greenville County in volume 898, page 436.

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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