

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
GREENVILLE CO. S.C.

BOOK 1598 PAGE 58

MAR 16 11 58 AM '83

MORTGAGE OF REAL PROPERTY

DONNIE S. ANDERSON
R.M.C.

THIS MORTGAGE made this 4th day of March, 1983, among John R. and Annie L. Dickerson (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 fifty five thousand seven hundred sixteen & 44/100 (\$ 55716.44), the final payment of which is due on March 18, 19 95, 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 in Grove Township, Greenville County, South Carolina, containing 31.8 acres, more or less, as shown on a plat of property of Marie Davis Culbertson and the R.M. Culbertson Estate, prepared by W.J. Riddle on July 19, 1962, and having according thereto the following courses and distances, to-wit:
BEGINNING at a stone on the corner of Stella L. Bryson property, and running thence N. 39-30 W. 293 ft. to a stone; thence S. 80-00 W. 1100 ft. to a stake; thence S. 0-30 E. 1123 ft. to a stake; thence N. 89-15 E. 964 ft to a stake; thence N. 15-0 E. 1136 ft. to the point of beginning; less, however, a 20 foot driveway or road along the line between Tracts No. 1 and 2, and also the driveway now open between Tracts No. 1 and 4, which is to be used as a roadway.

This being the same property heretofore conveyed to R.M. Culbertson and Marie Davis Culbertson by a deed recorded in the R.M.C. Office for Greenville County in Deed Book 390 at Page 178, and inherited by the grantors herein from the late R.M. Culbertson as will appear by the records in the Probate Court for Greenville County in Apt. 764, File No. 13.

This being the same property conveyed to the mortgagors herein by deed of Marie Davis Culbertson, Robert M. Culbertson, Jr. and Jo Ann C. Davis dated 1/18/63 and recorded 1/19/63 in the R.M.C. Office for Greenville County in Volume 715 Page 5.

Being improved property known as Rt. 3 Box 74, Waycross Church Road, Pelzer, according to the present system of numbering houses in 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.

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RETURN THIS COPY

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