

The State of South Carolina,

COUNTY OF **Greenville**

Miss Ruby Tilley

TO

MODERN HOMES CONSTRUCTION COMPANY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Send Greeting:

WHEREAS I/~~we~~ the said **Miss Ruby Tilley**
in and by my (~~we~~) certain promissory note bearing date the **6th** day of **April** A.D., **1960**, stand
firmly held and bound unto the said Modern Homes Construction Company, or order, in the sum of **Four Thousand
Seventy-eight & 80/100 (\$4078.80)**, Dollars, payable in **60** successive
monthly installments, each of \$ **67.98**, except the final installment, which shall be the balance then due, the first pay-
ment commencing on the first day of **June**, 1960, and on the first day of each month thereafter until
paid, as in and by the said note and condition thereof, reference being thereunto had, will more fully appear.

Now, KNOW ALL MEN, That I/~~we~~ the said **Miss Ruby Tilley**
for and in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the
said Modern Homes Construction Company according to the terms of the said note and also in consideration of the further
sum of **THREE DOLLARS**, to me/~~us~~ the said **Miss Ruby Tilley** in hand well and truly paid by the said
Modern Homes Construction Company at and before the sealing and delivery of these Presents, the receipt whereof is hereby
acknowledged, have granted, bargained, sold and released, and by these Presents DO GRANT, bargain, sell and release unto
Modern Homes Construction Company its successors and assigns real estate in **Greenville**
County, South Carolina as follows:

All that certain piece, parcel or lot of land, with improvements thereon, being known and
designated as Lots Nos. 14 and 15 of the property of E.S. Bulman as shown on plat thereof
recorded in the R. M. C. office for Greenville County in Plat Book Y, at page 57, and
having the following metes and bounds, to-wit; BEGINNING at an iron pin on the southeast
side of a county road at the corner of Lot No. 13, and running thence along the line of
that lot, S. 72-30 E. 418 feet to an iron pin at the rear corner of said lot; thence in
a southerly direction, 223.7 feet to an iron pin at the rear corner of Lot No. 16; thence
along the line of that lot, N. 66-00 W. 513 feet to an iron pin on the southeast side of
said county road; thence along the line of said county ^{road} N. 46-00 E. 104 feet to an iron pin
at the corner of Lot NO. 14; thence continuing along the line of said county road, N. 45-00
E. 98.2 feet to the beginning corner.

Above land conveyed to Miss Ruby Tilley by deed of Anna Orene Bulman, dated August 23,
1952, and recorded in Deed Book 647, page 153, Greenville County Registry.
Mortgagor hereby warrants that this is the first and only encumbrance on this property
and that Modern Homes Construction Company built a shell type house on the land conveyed
herein and that Mortgagor has right to convey said property in fee simple.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or
in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular, the said Premises unto the said Modern Homes Construction Company, its succes-
sors, Heirs and Assigns forever.

AND I do hereby bind **Myself and my** Heirs, Executors and
Administrators, to warrant and forever defend all and singular the said Premises unto the said Modern Homes Construction
Company, its successors, Heirs and Assigns, from and against **me and my** Heirs, Executors,
Administrators and Assigns lawfully claiming, or to claim the same, or any part thereof.

AND it is agreed by and between the said parties that in case of default in any of the payments of interest or principal as
herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

AND IT IS FURTHER AGREED, by and between the said parties, that the said **Miss Ruby Tilley, hers**
Heirs, Executors or Administrators, shall and will insure the house and buildings on said lot, and keep the
same insured from loss or damage by fire, and assign the Policy of Insurance to the said Modern Homes Construction Com-
pany and in case that I or my heirs shall, at any time, neglect or fail so to do, then the said Modern
Homes Construction Company may cause the same to be insured in their name, and reimburse themselves for the premium and
expenses of such insurance, together with interest on the amount so paid, at the rate of Six (6%) per cent, per annum, from the
date of such payment, under this Mortgage.

AND IT IS FURTHER AGREED AND COVENANTED, by and between the said parties, that until the debt hereby secured be
paid, the said Mortgagor ~~here~~ Heirs, Executors, Administrators or Assigns, shall and will pay all taxes on the property
hereby mortgaged, when due and payable, and in case said mortgagor(s) shall fail to do so, the said Mortgagee, its Execut-
ors, Administrators or Assigns, may pay said taxes, together with any costs or penalties incurred thereon, or any part there-
of, and reimburse itself for the same, together with interest on the amount so paid, at the rate of Six (6%) per cent, per annum,
from the date of such payment, under this Mortgage.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if I/~~we~~ the
said, Miss Ruby Tilley do and shall well and truly pay, or cause to be paid, unto the
said Modern Homes Construction Company the said debt or sum of money aforesaid, with the interest thereon, if any shall
be due, according to the true intent and meaning of the said note and all sums of money provided to be paid by the Mortgagor

For assignment see R. C. M. Book 831 Page 367
For assignment see R. C. M. Book 831 Page 376
The First Natl. Bk. of Atlanta, Inc.
28 April 64
490