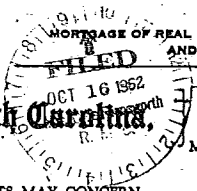


MORTGAGE OF REAL ESTATE TO SECURE NOTE-WITH INSURANCE TAX AND ATTORNEY'S FEES CLAUSES



The State of South Carolina, John C. Jones and Claire A. Jones TO COUNTY OF Greenville MODERN HOMES CONSTRUCTION COMPANY

TO ALL WHOM THESE PRESENTS MAY CONCERN: WHEREAS/We the said John C. Jones and Claire A. Jones in and by ~~us~~ (our) certain promissory note bearing date the 11th day of July A.D. 1962, stand firmly held and bound unto the said Modern Homes Construction Company, or order, in the sum of Six Thousand Eight Hundred One and 84/100 --- (6801.84) --- Dollars, payable in 108 successive monthly installments, each of \$ 62.98, except the final installment, which shall be the balance then due, the first payment commencing on the 15th day of August 1962, and on the 15th 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 We the said John C. Jones and Claire A. Jones 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 ~~us~~/us the said John C. Jones and Claire A. Jones 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 part, parcel, or lot of land with improvements thereon situate lying and being in the county of Greenville, State of South Carolina being known and designated as Lot No. 10 of a Subdivision known as the Fore Estates according to plat recorded in Plat Book BE, at page 61 and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Staunton Bridge Road at the joint front corner of Lots 10 and 11 and running thence along Staunton Bridge Road, N. 23-00 E. 82.6 feet to an iron pin at the joint front corner of Lots 10 and 9; running thence along joint line of Lots 10 and 9, N. 69-20 W. 185.2 feet to an iron pin (new Pin) thence S 83-40W. 82.5 feet to an iron pin; running thence S. 69-20 E. 182.1 feet to an iron pin, the beginning corner. **

Mortgagors hereby warrant that this is the first and only encumbrance on this property and avers that Modern Homes Construction Company built a shell type house on the land conveyed herein and that mortgagors have right to convey said property in fee simple.

**Above land conveyed to John C. Jones and Claire A. Jones by deed of Frank A. Ballenger dated the 20th day of April, 1962, and recorded in the R. M. C. Office for Greenville County in Deed Book 696 at page 535.

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 successors, Heirs and Assigns forever.

AND We do hereby bind ourselves and our 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 us and our 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 John C. Jones and Claire A. Jones, their 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 Company and in case that We or our 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 Their Heirs, Executors, Administrators or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable, and if ~~the~~ said mortgagor(s) shall fail to do so, the said Mortgagee, its Executors, Administrators or Assigns, may pay said taxes, together with any costs or penalties incurred thereon, or any part thereof, 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 ~~we~~/We the said, John C. Jones and Claire A. Jones 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.

FORM 806-1502-1-60

Modern Home Insurance Co. 157-177-16 952

This Mortgage Assigned to First Natl Bank & Traders, W. Va. City, Md. 1962 Assignment recorded in Vol. 114 ...

This Mortgage Assigned to Modern Home Insurance Co. 157-177-16 952 Assignment recorded in Vol. 114 ...

SATISFIED AND CANCELED OF RECORD 6 DAY OF Feb 1964 Alice M. Smith R. M. C. OFFICE FOR GREENVILLE COUNTY, S. C. AT 2-10 O'Clock P. M. 22128

Lien Released By Sale Under Foreclosure 6 day of Feb A.D. 1964 See Judgment Roll No. 1-68

Attest Nellie M. Smith Deputy E. J. J. J. MASTER