



64-2-3894 S

THE STATE OF GEORGIA
COUNTY OF LOWNDEN

Mrs. Ellie Farnsworth
R. M. C.

SOUTH CAROLINA MORTGAGE OF REAL ESTATE TO SECURE NOTE—
WITH INSURANCE, TAX, AND ATTORNEY'S FEES CLAUSES

MODERN HOMES CONSTRUCTION COMPANY
TO
MODERN HOMES FINANCE COMPANY

Whereas The said MODERN HOMES CONSTRUCTION COMPANY, a Florida Corporation with its principal office located at Valdosta, Georgia, hereinafter referred to as Mortgagor, in and by its certain promissory note bearing date the 6th day of March A.D., 19 64, stands firmly held and bound unto the said MODERN HOMES FINANCE COMPANY of Montgomery, Alabama, hereinafter referred to as mortgagee, or order, in the sum of Five Thousand Seven Hundred Fifty-seven and 12/100--- Dollars (\$5,757.12), payable in 144 successive monthly installments, each of \$ 39.98, the first payment commencing on the first day of April, 19 64, 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 the said Mortgagor for and in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note and also in consideration of the further sum of THREE DOLLARS to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents DOES GRANT, bargain, sell and release unto the Mortgagee, its successors and assigns, certain real estate in Greenville County, South Carolina, described as follows:

All that piece, parcel or lot of land, with improvements thereon, located in Gantt Township, Greenville County, State of South Carolina, being in the Northwest corner of a tract of land now owned by Otis Scott and described more particularly as follows: BEGINNING at an iron pin on the rear of a lot now owned by Maude H. Miller in the extension of the property line between Maude H. Miller and Clarence Burgess and running thence with the line of the Miller lot in a Northerly direction 205 feet to an iron pin on the rear corner of the Miller lot, said pin being located in the line of land formerly owned by James Scott; thence running in an Easterly direction along the line of land formerly owned by James Scott, 102 feet to an iron pin; thence running a new line parallel to the line of the Miller lot in a Southerly direction, 204 feet to an iron pin; thence a new line through the lands of Otis Scott, 102 feet in a West-erly direction to the point of beginning, and containing $\frac{1}{2}$ acre, more or less.

Pinson Dunn reserves a 12 foot right-of-way to and from dirt County Road leading off of Staunton Bridge Road, a distance of 168 feet from Pinson Dunn Line to said County Road.

This is the same property conveyed to Modern Homes Construction Company by Deed from Pinson Dunn dated December 18, 1963 and recorded in Book 740, Page 321, public records of Greenville County, South Carolina.

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 Mortgagee, its successors and assigns forever.

AND The Mortgagor does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said Premises unto the said Mortgagee, its successors and assigns, from and against its successors 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 Mortgagor, its successors and assigns, 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 Mortgagee and in case that it shall, at any time, neglect or fail so to do, then the said Mortgagee may cause the same to be insured in its name, and reimburse itself 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.

This Mortgage Assigned to Trust Note Bank of Atlanta, as Dr.
on 29 day of April 1964
Vol. 953 of R. M. C. for Greenville County, S. C.
844

Satisfied and paid in full this 25 day
of November 1968.
The First National Bank of Atlanta
By: J. L. Hill Senior Corporate Trust Officer
By: Frank L. Rozelle Jr. asst. " "
Notary Public Lynn C. Miller



RECORDED AND CANCELLED OF RECORD
14 DAY OF Dec. 1968
Ellie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
9:30 O'CLOCK A. M. NO. 14258