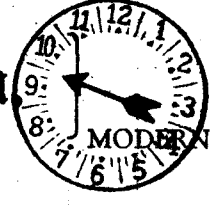


This Mortgage Assigned to [unclear] on [unclear] day of [unclear] 19[unclear] Assignment recorded in Vol. [unclear] of R. E. Mortgages on Page [unclear]

MORTGAGE OF REAL ESTATE TO SECURE NOTE-WITH INSURANCE TAX AND ATTORNEY'S FEES CLAUSES **837** Page **171**
FILED
SEP 26 1960 A.M.

The State of South Carolina



James E. Laws

TO

MODERN HOMES CONSTRUCTION COMPANY

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN

Mrs. Ollie Farnsworth

Send Greeting:

WHEREAS I/~~We~~ the said James E. Laws in and by my (~~our~~) certain promissory note bearing date the 21st day of September A.D., 19 60, stand firmly held and bound unto the said Modern Homes Construction Company, or order, in the sum of (\$2061.18)

Two Thousand, Sixty-one and 18/100, Dollars, payable in 66 successive monthly installments, each of \$ 31.23, except the final installment, which shall be the balance then due, the first payment commencing on the first day of December, 19 60, 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 James E. Laws 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 James E. Laws 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 75' X 125' lot of land, with improvements thereon, situate, lying and being in Grove Township, Greenville County, State of South Carolina, and Beginning at a point in mortgagors old Southern most line in the intersection of a hard surface County Road; thence in a Northwesterly direction along said road 75' to a new corner; thence in a Southwesterly direction, a new line on mortgagors land 125' to a new corner; thence another new line in a Southeasterly direction 75' to a new corner in old line; thence with old line 125' in a Northeasterly direction to the beginning and bounded on the North East by said road, bounded on the South East by lands of W. W. Hughey; on the North West and South West by other lands of the mortgagor and being a part of that certain 79 Acres, more or less, conveyed to mortgagor by deed of Myrtle Laws Hooper dated January 27, 1958 and recorded in Deed Book 591, Page 499, in the R.M.C. Office for Greenville County, South Carolina. 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 successors, 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 James E. Laws, his 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 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 his 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 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 I/~~We~~ the said, James E. Laws 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

*Mr. Assignment. See R. E. M. Book 544 Page 162
Law Assignment. See R. E. M. Book 544 Page 168
Law Assignment. See R. E. M. Book 544 Page 174*



SATISFIED AND CANCELLED OF RECORD
DAY OF _____ 19____
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT _____ O'CLOCK, _____ M. NO. _____