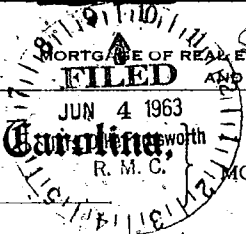


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H.A.C. Home-World Acceptance Corp.  
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The State of South Carolina

Rosa Lee Sexton BOOK 924 PAGE 305

COUNTY OF GREENVILLE TO MODERN HOMES CONSTRUCTION COMPANY P. O. Box 1331, Valdosta, Georgia

TO ALL WHOM THESE PRESENTS MAY CONCERN: Send Greeting:

WHEREAS I/XX the said Rosa Lee Sexton  
in and by my (my) certain promissory note bearing date the 16th day of May A.D., 1963  
am/xx indebted to the said Modern Homes Construction Company, or order, in the sum of  
Five thousand and thirty-seven & 12/100 (\$5,037.12) Dollars, payable in  
144 successive monthly installments, each of \$ 34.98, with the first payment commencing on the 15th day  
of August 19 63, and payable on the same 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/XX the said Rosa Lee Sexton  
for and in consideration of the said debt and sum of money aforesaid, and for 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/xx in hand well and truly paid by the said Modern Homes Construction Company at and  
before the sealing and delivery of the 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, certain real estate in Greenville County, South Carolina, as follows:

ALL that piece, parcel or lot of land, with improvements thereon, in Fairview  
Township, Greenville County, State of South Carolina and containing Two and  
twenty-five hundredths (.25) acres, more or less, according to a plat and  
survey made by E. E. Gary, Surveyor, on December 30, 1946, and having according  
to said plat the following courses and distances, to-wit:  
BEGINNING at an iron pin on Kellett land line and running thence with the  
Kellett line N. 44-25 E. 2.45 to an iron pin; thence S. 12 1/2 W. 1.00 to an iron  
pin; thence S. 29E. 8.00 to an iron pin; thence S. 47 1/2 E. 1.60 to an iron pin  
in eastern edge of Public Road, Leake land; thence with Leake line S, 2 1/2 W.  
4.36 to an iron pin; thence along line of other land of B.B. Smith N. 29 W.  
13.30 to an iron pin, the beginning corner, and bounded by other lands, of  
Smith, Kellett lands, Hughes and Leake lands. Distance measured in chains.  
ABOVE land is a portion of same conveyed to Z. V. Sexton by deed of D.D. Owens  
dated the 7th day of November, 1946, and recorded in the R.M.C. Office for  
Greenville County, in Book 302, at page 82.  
ABOVE land conveyed to Rosa Lee Sexton by deed of Z. V. Sexton dated the 13th  
day of August, 1951, and recorded in the R.M.C. Office for Greenville County  
in Deed Book 440 at page 385.  
Mortgagor hereby warrants 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 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 be-  
longing, 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 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,  
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 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 Rosa Lee Sexton, her  
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, with extended coverage in the  
amount of \$ 3,000.00 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 Construc-  
tion Company 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 per centum (6%), 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 her 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 successors, 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/XX the said, Rosa Lee Sexton 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, according to the true intent and meaning of said note and all sums of money provided to be paid by the

This Mortgage Assigned to Modern Home Finance Co.  
on 4 day of June 1968. Assignment recorded  
in Vol. 924 of R.E. Mortgages on Page 166