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STATE TO SECURE NOTE WITH INSURANCE TAX
ATTORNEY'S FEES CLAUSES
816 441

The State of South Carolina



Ralph C. George and Kathleen L. George TO

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN MODERN HOMES CONSTRUCTION COMPANY

Send Greeting:

WHEREAS/We the said Ralph C. George and Kathleen L. George in and by us (our) certain promissory note bearing date the 3rd day of February A.D., 1960 stand firmly held and bound unto the said Modern Homes Construction Company, or order, in the sum of Five Thousand Thirty-eight & 56/100 (\$5038.56) Dollars, payable in 72 successive monthly installments, each of Sixty-nine & 98/100 (\$69.98) Dollars, except the final installment, which shall be the balance then due, the first payment commencing on the first day of April, 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 We the said Ralph C. George and Kathleen L. George 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 the said Ralph C. George and Kathleen L. George 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

All that certain piece, parcel or lot of land with improvements thereon, in Butler Township, Greenville County, State of South Carolina, located at Pelham and being shown as Lot No. 112 on Plat No. 2 of Pelham Hills Property as prepared by Dalton & Neves, Engr's, January, 1940, containing 1.07 acres, more or less, and having the following courses and distances, to-wit: Beginning on an iron pin on the Southwest side of a county road at corner of Lot. No. 111 and running with said county road N. 4-30 E. 120 feet to an iron pin on line of Lot. No. 113; thence with the line of Lot. No. 113, S. 71-30 W. 447.8 feet to an iron pin on line; thence S. 18-30 E. 110.4 feet to an iron pin on line of Lot. No. 111; thence with the line of Lot No. 111 N. 71-30 E. 400 feet to the beginning corner. Above land conveyed to Ralph C. George and Kathleen L. George by deed of B. P. Edwards, dated August 5, 1959, and recorded in Deed Book _____, at page _____. Greenville County Register. Mortgagors hereby warrant that this is the first and only encumbrance on this property and that Modern Homes Construction Company build a shell type house on the land conveyed therein and that Mortgagors have 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 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 Ralph C. George and Kathleen L. George, the 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 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/We the said, Ralph C. George and Kathleen L. George 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

Satisfied and paid in full this 11th day of April 1966.
Modern Homes Construction Company
M. W. McLaughlin Vice President
Witness - James B. McLaughlin
Greenville, South Carolina
ATTEST AND CANCELLED AS ABOVE
21 APR 1966
Alvin B. McLaughlin
S. C. CLERK FOR GREENVILLE COUNTY, S. C.
1633 DOCK A. S. 25411

Mr. Assignment See B. P. Edwards Deed Book 827 Page 316
Mr. Assignment See B. P. Edwards Deed Book 827 Page 316