

The State of South Carolina,
COUNTY OF GREENVILLE
Arthur L. Dempsey
TO
MODERN HOMES CONSTRUCTION COMPANY

TO ALL WHOM THESE PRESENTS MAY CONCERN: Mrs. Ollie Farnsworth
Send Greeting:
WHEREAS I/WE the said Arthur L. Dempsey
in and by my (we) certain promissory note bearing date the 14th day of June A.D., 19 61, stand
firmly held and bound unto the said Modern Homes Construction Company, or order, in the sum of (\$4750.56)
Four Thousand Seven Hundred Fifty & 56/100 Dollars, payable in 72 successive
monthly installments, each of \$ 65.98, except the final installment, which shall be the balance then due, the first pay-
ment commencing on the first day of August 19 61, 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 Arthur L. Dempsey
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/the said Arthur L. Dempsey 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 lot of land, with improvements thereon, situate on the East side of McCarter's
Shor Road and on the North side of an unnamed street, near the City of Greenville,
Chick Springs Township, Greenville County, State of South Carolina, and having, accord-
ing to plat and survey made by R. L. Shook, Surveyor, June 13, 1950, the following metes
and bounds, to-wit:
BEGINNING at an iron pin at the Northeast corner of the intersection of McCarter's
Shor Road and said unnamed street and running thence along the East side of McCarter's
Shor Road, due North 78 feet to an iron pin; thence S 84-75 E 225 feet to an iron pin;
thence S 15-40 W 105 feet to an iron pin on the North side of said unnamed street;
thence along the North side of said street, N 76-12 W 201.4 feet to the Beginning
corner, being known as Lot #2.

This is a portion of that property conveyed to Eleanor B. Dempsey by deed of E. L.
Smithwick, dated May 31, 1952, recorded in the RMC Office for Greenville County, S.C.
in Deed Book 457, page 95. McCarter's Shop Road referred to above is known as Cutting Circle.
Above land conveyed to Arthur L. Dempsey by deed of Eleanor B. Dempsey dated February
4, 1960 and recorded in Deed Book 645, page 15, Greenville County Registry.
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 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 succes-
sors, 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 Arthur L. Dempsey,
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 Com-
pany and in case that I or my heirs shall, at any time, neglect or fail 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 Execut-
ors, Administrators or Assigns, may pay said taxes, together with any costs or penalties incurred thereon, or any part there-
of, 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 Arthur L. Dempsey 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

This Mortgage Assigns to Modern Home Finance Company
on 27th day of July 1965. Assignment recorded
in Vol. 112 of R. L. Shook's Mortgages on Page 267

Satisfied and paid in full this 17th day of November, 1965
Lena C. Dougherty Modern Home Finance Company
Payroll Schomberg M. W. DeLoach
Notary Public, Georgia State at Large Vice-President
My Commission Expires Dec. 28, 1965

RECORDED AND INDEXED IN BOOK OF RECORD
17 JULY 1965
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
L. P. O'CONNOR, JR. REC'D. 15 1965