

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

THE STATE OF GEORGIA } MODERN HOMES CONSTRUCTION COMPANY
COUNTY OF LOWNDES } TO
TO ALL WHOM THESE PRESENTS MAY CONCERN: } 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 4 day of October A.D. 1961, stands firmly held and bound unto the said MODERN HOMES FINANCE COMPANY hereinafter referred to as mortgagee, or order, in the sum of Five thousand one hundred ninety-nine and 96/100 - - - Dollars (\$5,199.96), payable in 102 successive monthly installments, each of \$ 50.98, the first payment commencing on the 15th day of October 1961, and on the 15th 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 lying, being and situate in the County of Greenville, State of South Carolina, Austin Township, and having the following dimensions, to-wit: Beginning at a point in Public Road, on line of land of A. R. Satterfield, and running along the Northern edge of said road in a Northeasterly direction 176 feet to an iron pin; thence in a Northwesterly direction along line of other land of Jesse Leopard 142 feet to an iron pin on line of land of the said A. R. Satterfield; thence with the line of the said A. R. Satterfield in a Southerly direction 196 feet to an iron pin, the point of beginning, and bounded by Public Road, known as the East Georgie Road or a continuation of the Fountain Inn-Jones Mill Road. The within described lot being a small portion of Tract No. 2 described in a deed executed to Jesse Leopard by R. L. Cooper on the 4th day of March, 1948 of record in the Office of the R.M.C. for Greenville County, South Carolina in Deed Book 338, page 89, as conveyed to Glenn Suttles and Faye L. Suttles by deed of Jesse Leopard, dated August 15, 1953 and recorded in Deed Book 484, page 108, said County and State. This is the same property as conveyed to Modern Homes Construction Company by deed of Ralph Leopard dated July 18, 1960, recorded in Book 675, Page 289, Greenville County Records.

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rs. Ollie Farnsworth
R. M. C.

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.