

The State of South Carolina,

Robert Lee Laster TO MODERN HOMES CONSTRUCTION COMPANY

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Send Greeting:

WHEREAS I/WE the said Robert Lee Laster in and by my certain promissory note bearing date the 30th day of September A.D., 1963, stand firmly held and bound unto the said Modern Homes Construction Company, or order, in the sum of \$8,925.12 Eight Thousand Nine Hundred Twenty Five & 12/100 Dollars, payable in 144 successive monthly installments, each of \$61.98, except the final installment, which shall be the balance then due, the first payment commencing on the first day of January, 1964, 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 Robert Lee Laster 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 Robert Lee Laster 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 piece, parcel or lot of land, with improvements thereon, in Gervey Township, Greenville County, State of South Carolina, having the following courses and distances: "Known and designated as Lot No. 6" Beginning at an iron pin on the west side of the Fork Shoals Road, joint front corner with lot No. 5 on said Road, and running thence along said road S. 19-34 E. 87 feet to an iron pin, joint front corner with lot No. 7 on said road; thence with the joint line of said Lot No. 7 S. 71-05 W. 200 feet to an iron pin on the back line of Lot No. 9; thence with the back line of Lots Nos. 9 & 10 N. 19-34 W. 87 feet to an iron pin, on line of Lot No. 10, back line, to the joint corner of Lot No. 5; thence with the joint line of said Lot No. 5 N. 71-05 E. 200 feet to an iron pin on the west side of the said Fork Shoals Road; joint front corner with said Lot No. 5 and the point of beginning, and bounded by Lot No. 7 owned by Nelson Thompson, Lots Nos. 5, 9, & 10 owned by W. E. Perry and the Fork Shoals Road, Above said land being all of the land which was conveyed to Robert Lee Laster by deed of W. E. Perry, on the 23th day of September, 1963 of record in the R.M.C. office for Greenville County, S. C., in Deed Book 732, Page 202. 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 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 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 Robert Lee Laster 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 of my heirs shall, at any time, neglect or fail to do so, 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 Robert Lee Laster 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 Assigned to First Natl. Bank of Atlanta, Ga. on 29 day of May 1964. Assignment recorded in Vol. 962 of R. E. Mortgages on Page 446

This Mortgage Assigned to Modern Homes Finance Co. on 29 day of May 1964. Assignment recorded in Vol. 962 of R. E. Mortgages on Page 446