

Earnest Charles Abercrombie

BOOK 1007 PAGE 577

65-8-4835 S

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

THE STATE OF GEORGIA
COUNTY OF LOWNDES

MODERN HOMES CONSTRUCTION COMPANY
TO

TO ALL WHOM THESE PRESENTS MAY CONCERN: } THE FIRST NATIONAL BANK OF ATLANTA, AS TRUSTEE

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 23rd day of August A.D. 19 65, stands firmly held and bound unto the said The First National Bank of Atlanta, as Trustee hereinafter referred to as mortgagee, or

order, in the sum of Seven Thousand One Hundred Ninety-seven and 12/100---- Dollars

(\$7,197.12), payable in 144 successive monthly installments, each of \$ 49.98, the first payment com-

mencing on the 15th day of September, 19 65, 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 part, parcel or lot of land, with improvements thereon, situate, lying and being in Gantt Township, County of Greenville, State of South Carolina and being known and designated as Tract No. 2 on Plat No. 1 of the property of E. W. Brown Estate by Woodward Engineering Co., February, 1957 and recorded in the R. M. C. Office for Greenville County in Plat Book 00, Page 320, and having, according to said plat, the following metes and bounds: Beginning at an iron pin on County Road leaving Staunton Bridge Road, joint corner of Tracts 1 & 2 and running thence along the line of Tracts 1 & 2, from center of said County Road, N. 6 W. 453.3 feet to an iron pin, joint rear corner of Tracts Nos. 1 & 2; thence running S. 68-57 W. 110 feet to an iron pin, joint rear corner of Tracts Nos. 2 & 3; thence running S. 8-10 W. 431.1 feet along the line of Tracts 2 & 3 to center of said County Road; thence running N. 85-35 E. 212 feet to the point of Beginning.

This is the same property conveyed to Modern Homes Construction Company by Deed from George E. Brown, Sr. and wife, Emma Lee Brown dated November 23, 1964, recorded in Book 763, Page 421, Office of the Clerk of Court, Greenville, South Carolina.

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.

*Satisfied and paid in full this 25 day of
November 1968.*

*The First National Bank of Atlanta
By J. L. Hill Senior Corporate Officer
By Frank L. Rozelle Jr. Asst. Corporate
Trust Officer*

*Witness Juanita Hillis
Notary Public Lynn C. Miller*



SATISFIED AND CANCELLED OF RECORD

19 DAY OF Dec. 19 68
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:30 O'CLOCK A. M. NO. 14859