

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

The State of South Carolina,
COUNTY OF Greenville

Cole L. Blease Farmer
TO
MODERN HOMES CONSTRUCTION COMPANY
P. O. Box 1331, Valdosta, Georgia

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Send Greeting:

WHEREAS I/#### the said Cole L. Blease Farmer
in and by my #### certain promissory note bearing date the 17th day of September A.D., 19 65
am/are indebted to the said Modern Homes Construction Company, or order, in the sum of
Nine Thousand Sixty-one and 92/100----(\$9,061.92) Dollars, payable in
144 successive monthly installments, each of \$ 62.93 , with the first payment commencing on the 1st day
of December , 19 65 , and payable on the same 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/#### the said Cole L. Blease Farmer
for and in consideration of the said debt and sum of money aforesaid, and for 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/us in hand well and truly paid by the said Modern Homes Construction Company at and
before the sealing and delivery of the 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, certain real estate in Greenville County, South Carolina, as follows:

All that certain lot of land in Greenville County, South Carolina containing 3.3 acres,
more or less, being part of deed conveyed to Rosa Farmer in Vol. 108, Page 247.
BEGINNING at an iron pin at the Northwest corner of that tract recorded in Vol. 629,
Page 408, to Cole L. Blease Farmer, and running thence N 55-46 W 73 feet to iron pin;
thence N 16-55 W 136 feet to iron pin; thence N 60-37 E 773 feet (passing iron pin at
743 feet) to nail in road; thence with said road, S 1-24 W 230 feet to nail corner of
said tract; thence ~~with said road~~ S 60-37 W 636.5 feet to the beginning and being the
same land shown on plat made by Carolina Engineering and Surveying Company of Greenville,
South Carolina, dated September 8, 1965, recorded in Book GGG, Page 317, Greenville,
South Carolina, Clerk of Court's Office.

This is the same property conveyed to Cole L. Blease Farmer by Deed from Rosa Farmer
dated April 3, 1962, recorded in Book 702, Page 281, Office of the Clerk of Court,
Greenville County, South Carolina.

This being the same parcel of land on which Modern Homes Construction Company erected a
dwelling house for the Mortgagor herein. The Mortgagor herein warrants that this is the
first and only encumbrance on this property.

TOGETHER with all and singular the Rights, Members, Tenements and Appurtenances to the said Premises be-
longing, 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 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,
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 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
Cole L. Blease Farmer, 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, with extended coverage in the
amount of \$5,300.00 and assign the Policy of Insurance to the said Modern Homes Construction Company, and in
case that I or my Heirs shall, at any time, neglect or fail so to do, then the said Modern Homes Construc-
tion Company 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 per centum (6%), 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 successors 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
I/#### the said Cole L. Blease Farmer 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 according to the true intent and meaning of said note and all sums of money provided to be paid by the

This Mortgage Assigned to A. C. E. Home-Trust Acceptance Corp.
on 25 day of Nov. 1968. Assignment recorded in Vol. 1118 of R. E. Mortgages on Page 73.
This Mortgage Assigned to First Natl. Bank of Atlanta, Inc. on 1 day of Nov. 1965. 207