

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

Geraldine Barnett VOL 65 PAGE 208

The State of South Carolina,  
COUNTY OF Greenville

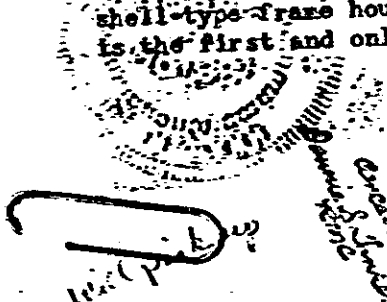
TO  
MODERN HOMES CONSTRUCTION COMPANY  
P. O. Box 1331, Valdosta, Georgia

Send Greeting:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS I, ~~the~~ the said Geraldine Barnett  
in and by my ~~the~~ certain promissory note bearing date the 2nd day of October A.D., 19 64  
am/are indebted to the said Modern Homes Construction Company, or order, in the sum of  
Six Thousand Eight Hundred Eighty and 32/100----(\$6,880.32) Dollars, payable in  
144 successive monthly installments, each of \$47.78, with the first payment commencing on the 15th day

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



FILED MAR 21 1979  
GREENVILLE CO. S. C.  
MAR 21 3 20 PM '79 27039

The debt which this instrument was given to  
secure having been paid in full this instru-  
ment is hereby cancelled and the clerk of  
superior court or register of deeds is hereby  
authorized and directed to mark it satisfied  
of record.  
This 15 day of Dec. 19 76  
Witness: FIDELCOR MORTGAGE CORPORATION  
Successor through merger  
to First Mortgage Corporation  
Premises b-  
[Signature] Bank Exec Asst. Vice President  
Modern Homes Construction Company

TOGETHER with all and singular the Rights, Members, Hereditaments and appurtenances  
longing, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular, the said Premises unto the said  
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  
Geraldine Barnett, her 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 \$ 3,991.00 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 & her 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  
if I, ~~the~~ the said Geraldine Barnett 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