

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

64-5-4046 S
THE STATE OF GEORGIA
COUNTY OF LOWNDES
TO ALL WHOM THESE PRESENTS MAY CONCERN:

MODERN HOMES CONSTRUCTION COMPANY
TO
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 26th day of May A.D. 1964, stands firmly held and bound unto the said MODERN HOMES FINANCE COMPANY of Montgomery, Alabama, hereinafter referred to as mortgagee, or order, in the sum of Seven Thousand Four Hundred Eighty-eight and 00/100---- Dollars (\$7,488.00), payable in 144 successive monthly installments, each of \$ 52.00, the first payment commencing on the 15th day of June, 1964, 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 with improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 10 of a Subdivision known as the Fore Estates, according to plat recorded in Plat Book BB, at Page 61, and having the following metes and bounds, to-wit: BEGINNING at an iron pin on the Staunton Bridge Road at the joint front corner of Lots 10 and 11 and running thence along Staunton Bridge Road, N 23-00 E 82.6 feet to an iron pin at the joint front corner of Lots 10 and 9; running thence along a joint line of Lots 10 and 9, N 69-20 W 185.2 feet to an iron pin (New Pin); thence S 83-40 W 82.5 feet to an iron pin; running thence S 69-20 E 182.1 feet to an iron pin, the beginning corner.

This is the same property conveyed to Modern Homes Construction Company by Master's Deed for John C. Jones and Claire A. Jones dated January 15, 1964 and recorded in Book 740, Page 40, Office of the Clerk of Court, Greenville County, 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.

This Mortgage Assigned to The First Natl. Bank of Atlanta, et al.
on 17 day of Oct. 1964. Assignment recorded
in Vol. 285 of R. E. Mortgages on Page 268

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

*The First National Bank of Atlanta
By J. L. Hill Senior Corporate Trust Officer
By Frank L. Rozelle Jr. Asst. " "
Witness Juanita Hillis
Notary Public Lynn C. Miller*

INDEXED AND CANCELLED OF RECORD

19 DAY OF Dec. 1968
Ollie Farnsworth
R. M. C. FOR CLERK OF COURT, GREENVILLE, S. C.
AT 9:30 O'CLOCK A.M. NO. 14858

