

The State of South Carolina,
COUNTY OF GREENVILLE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Send Greeting:

WHEREAS I/~~we~~ the said Clarence O. Jackson in and by my/~~our~~ certain promissory note bearing date the 30th day of August A.D., 1963 am/~~are~~ indebted to the said Modern Homes Construction Company, or order, in the sum of Six Thousand Six Hundred and twenty-one & 12/100 (\$6,621.12) Dollars, payable in 144 successive monthly installments, each of \$45.98 with the first payment commencing on the 15th day of December 1963, 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/~~we~~ the said Clarence O. Jackson 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 piece, parcel or lot of land, with improvements thereon, in Grove Township, Greenville, South Carolina, about 1 1/4 miles south of the city of Greenville, being a portion of Lot No. 3 according to a plat of the Estate of Newton Sullivan made by W. J. Riddle, Surveyor, January, 1924, and being know and designated as Lot No. 1 according to a plat of the Estate of John Jackson made by W. J. Riddle, Surveyor, April 22, 1954, and having, according to said plat, the following metes and bounds, to-wit: * County BEGINNING at an iron pin on a County Road leading to Reedy Fork Church, at the corner of property now or formerly of Verneler Sullivan, and running thence with said road S. 60-20 W. 100.6 feet; S. 14-08 E. 100.3 feet; S. 56-51 W. 199.8 feet to an iron pin; thence N. 14-30 W. 231 feet to an iron pin, joint corner Lots Nos. 1 and 2; thence with the joint line of said lots, N. 75-30 E. 287.1 feet to an iron pin; joint corner Lots Nos. 1 and 2; thence S. 14-30 E. 40.5 feet to the point of beginning, and containing one acre, more or less, ABOVE land conveyed to Clarence O. Jackson by deed of Sunie Jackson dated the 7th day of May, 1954, and recorded in Deed Book 499 at Page 448, in the R.M.C. Office of Greenville County, South Carolina. 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 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 no 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 be due and payable at once

AND IT IS FURTHER AGREED, by and between the said parties, that the said Clarence O. Jackson, his Heirs, Executors or Administrators, shall and will insure the house and buildings thereon and keep the same insured from loss or damage by fire, with extended coverage in the amount of \$3,700.00 and sign the Policy of Insurance to the said Modern Homes Construction Company, and in case that I my heirs shall, at any time, neglect to fail so to do, then the said Modern Homes Construction 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 therefor, 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 Clarence O. Jackson shall well and truly pay, or cause to be paid, unto the said Modern Homes Construction Company the said debt and 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 R.M.C. Commercial Corp. on 9 day of Oct. 1963. Assignment recorded in Vol. 937 of R. E. Mortgages on Page 484

This Mortgage Assigned to Modern Homes Construction Co. on 20 day of July 1964. Assignment recorded in Vol. 934 of R. E. Mortgages on Page 482