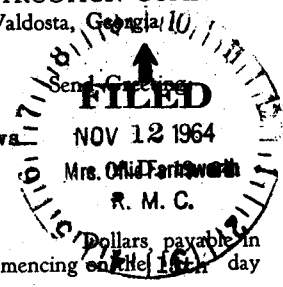


MORTGAGE OF REAL ESTATE TO SECURE NOTE WITH INSURANCE, TAX AND ATTORNEY'S FEES CLAUSES

The State of South Carolina, }  
COUNTY OF Greenville

Alex Edward Matthews and wife, Lorena M. Matthews  
TO  
MODERN HOMES CONSTRUCTION COMPANY  
P. O. Box 1331, Valdosta, Georgia 31601



TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS We, the said Alex Edward Matthews and wife, Lorena M. Matthews and by our certain promissory note bearing date the 6th day of November am/are indebted to the said Modern Homes Construction Company, or order, in the sum of Eight Thousand Six Hundred Sixty-seven and 36/100----(\$8,667.36) 144 successive monthly installments, each of \$ 60.19 , with the first payment commencing on the 1st day of January , 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 We the said Alex Edward Matthews and wife, Lorena M. Matthews 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 situate, lying and being in Fairview Township, County of Greenville, State of South Carolina, shown and designated as Lot No. 8 on a plat of survey of a subdivision of J. M. Latimer made by E. E. Gary, Surveyor, November 26, 1948, and recorded in the R. M. C. Office for Greenville County in Plat Book FF, at page 408. According to said plat this lot is bounded on the North by Lot No. 6 for 116 feet; on the East by Lot No. 7 for 185 feet; on the South by a public street for 120 feet; and on the West by Latimer Street for 211 feet.

This is the same property conveyed to Alex Edward Matthews and Lorena M. Matthews by Deed from Ernest H. Mostella dated June 11, 1956, and recorded in Book 584, Page 32, 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 shell-type frame house for the Party of the First Part herein. The Party of the First Part herein warrants that this is the first and only encumbrance on this property.

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 we do hereby bind ourselves and our 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 us and our 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 Alex Edward Matthews and wife, Lorena M. Matthews, their 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 \$ 5,000.00 and assign the Policy of Insurance to the said Modern Homes Construction Company, and in case that we or our Heirs shall, at any time, neglect or 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 s & their 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 We the said Alex Edward Matthews and wife, Lorena M. Matthews 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 Trust Natl. Bank of Atlanta on 16 day of May 1964. Assignment recorded in Vol. 983 of R. E. Mortgages on Page 413

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 57 PAGE 397

SATISFIED AND CANCELLED OF RECORD 5A DAY OF May 19 1964 J. J. [Signature] R. M. C. FOR GREENVILLE COUNTY, S. C. AT 11:36 O'CLOCK A. M. NO. 32923