

JUL 3 9 21 AM 1958

MORTGAGE OF REAL ESTATE TO SECURE NOTE—WITH INSURANCE TAX AND ATTORNEY'S FEES CLAUSES Form 12

The R. L. Bryan Company, Printers, Binders, Stationers, Columbia, S. C. 325035

OLLIE A. NORTH

The State of South Carolina,

G. W. Teems

TO

COUNTY OF GREENVILLE

Modern Homes Construction Company

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETING:

WHEREAS I the said G. W. Teems in and by my certain promissory note bearing date the 3rd day of July A.D., 1958, stand firmly held and bound unto the said Modern Homes Construction Company, or order, in the sum of Three Thousand Five Hundred Twenty-five and No/100 (\$3525.00) Dollars, payable in Sixty (60) successive monthly installments, each of Fifty-eight and 75/100 (\$58.75) Dollars except the final installment, which shall be the balance then due, the first payment commencing on the first day of September, 1958, and 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 G. W. Teems for and in consideration of the said debt and sum of money aforesaid, and for the 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 the said G. W. Teems in hand well and truly paid by the said Modern Homes Construction Company at and before the sealing and delivery of these 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

All that certain piece, parcel, or lot of land situate, lying and being in the State and County aforesaid, Oneal Township, about one (1) mile east of Oneal, lying on the southeast side of the road that leads from Oneal to Berry's Mill, and being a part of the same tract of land conveyed to us by deed from C. O. Berry, and having the following courses and distances, to wit:

Beginning on a nail and cap in the center of the said road at a distance of 670 feet, more or less southwest of the Durham Road, and running thence S. 59-00 E. 28 feet to an iron pin on the bank of the road, then continuing with the same course for a total distance of 290.4 feet to an iron pin; thence S. 31-00 W. 150 feet to an iron pin; thence N. 59-00 W. 290.4 feet to a nail and cap in the center of the said road (iron pin back on line at 26 feet); thence with the said road, N. 31-00 E. 150 feet to the beginning corner, containing One (1) Acre, more or less.

The mortgagor hereby warrants that this is the first and only encumbrance on the above described property, which lies in Greenville County, South Carolina.

Modern Homes Construction Company
Commercial Trust Company of Charleston
1958