

AUG 13 1 30 PM 1958

MORTGAGE OF REAL ESTATE TO SECURE NOTE—WITH INSURANCE TAX AND ATTORNEY'S FEES CLAUSES Form 18

The R. L. Bryan Company, Printers, Binders, Stationers, Columbia, S. C. 32916

The State of South Carolina,

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Albria Wallace Downs & Joan Downs

TO

Modern Homes Construction Company

SEND GREETING:

WHEREAS we the said Albria Wallace Downs & Joan Downs in and by our certain promissory note bearing date the 11 day of August A. D. 1958, stand firmly held and bound unto the said Modern Homes Construction Company, or order, in the sum of Three Thousand One Hundred Ninety-eight and No/100 (\$3198.00) Dollars, payable in sixty (60) successive monthly installments, each of Fifty-three and 30/100 (\$53.30) Dollars, except the final installment, which shall be the balance then due, the first payment due on the first payment due on the first day of October, 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 we the said Albria Wallace Downs & Joan Downs 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 us the said Albria Wallace Downs and Joan Downs 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 piece, parcel or lot of land in Butler Township, Greenville County, South Carolina, about Four (4) miles east of Greenville County Court House, on the southern side of a County road, a top-soil road leading westerly off the Congaree road, and, having the following metes and bounds, to wit:

Beginning at a point, joint front corner with lot conveyed by Garrett Ferguson to William A. Norris and Mary Lou Norris, said point being 108.9 feet easterly from an easement for an existing road, and running thence S. 25-13 E 200 feet to point, joint rear corner with Norris lot in line of other property of Garrett Ferguson; thence N 64-47 E 108.9 feet along line of said last mentioned property to point; thence N. 25-13 W 200 feet, continuing along line of other property of Garrett Ferguson, to point on southern side of said County road; thence along southern side of said County road, S. 64-47 W. 108.9 feet to the point of beginning; and containing One half (.50) of an Acre, more or less. The above described property is a part of a tract, originally of 16 Acres, which was conveyed to Garrett Ferguson by R. F. Watson by deed dated October 1, 1940, recorded in Vol. 226, page 71, in A.M.C. Office for Greenville County. Said property was conveyed to Albria Wallace Downs and Joan Downs by deed of Garrett Ferguson, dated August 10, 1957, recorded in Book 582, page 129.

The mortgagor hereby warrants this to be the first and only encumbrance on this property.

Satisfied and paid in full this 14th day of June, 1963.

Lillian Crane
Jaynell Schornberg
Notary Public, Georgia, State at Large
My Commission Expires Dec. 28, 1965

Modern Homes Construction Company
M. M. DeLoach
Vice-President

RECORDED AND CANCELLED OF RECORD
DAY OF July 1963
Ellie Farnsworth
N.M.C. FOR GREENVILLE COUNTY, S. C.
AT 5:23 10/10/63 No. 575

This Mortgage Assigned to Modern Homes Construction Co. on 6 day of June 1963. Assignment recorded in Vol. 927 of R. E. Mortgages on Page 228.

See assignment see C. E. Mc. Bond 761 Page 361.