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The State of South Carolina,

RONALD LAWS AND WIFE, CAROLE R. LAWS TO

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MODERN HOMES CONSTRUCTION COMPANY

Send Greeting:

WHEREAS I/We the said Ronald Laws and wife, Carole R. Laws in and by my (our) certain promissory note bearing date the 12th day of November A.D., 19 59 stand firmly held and bound unto the said Modern Homes Construction Company, or order, in the sum of Three Thousand Nine Hundred Fifty-seven and 12/100 Dollars, payable in 72 successive monthly installments, each of 54.96 \$3957.12 Dollars, except the final installment, which shall be the balance then due, the first payment commencing on the first day of January, 19 60, and on the first 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 Ronald Laws and wife, Carole R. Laws 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/us the said Ronald Laws and wife, 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 in Cleveland and Saluda Twp, Greenville County, State of South Carolina, lying on the east side of a county road that leads north from Marietta on the east side of Gand N. R. R. and contains one and 3/10 acres, +, lying in the Marietta Water District, and having the following metes and bounds: Beginning at a Sour Wood over a Spring and running thence S. 86-15 W. 30' to an iron pin on Marietta Water District line; thence S. 29-00 W. 108.9 to an iron pin in root of a poplar tree; thence N. 80-00 W. 76' to nail and cap in center of County Road, a corner of lots across road, thence along road as line S. 10-15 W 150' nail and cap; thence S. 30-15 W 200' to nail and cap; thence over iron pin at 20' S. 59-45 E. 160.3' to iron pin on Branch, Water District line; thence with meanderings of branch as property line, traverse as follows N. 11-50 E. 55' to stake; N. 74-00 E. 40' to stake; thence N. 16-00 E. 115' to stake; thence N. 4-52 E 110' to stake on Hart's line at Branch; thence N. 70-00 W. 17' to iron pin; thence with the Branch as property line N. 11-40 E. 118' to Bridge; thence N. 21-45 E. 50' to mouth of Spring Branch; thence with Spring Branch's line N 38-30 E. 44' to beginning corner. This is the same parcel of land conveyed to Walker Owens and Ruby T. Owens by Rhoda B. Tolley, deed dated July 28, 1958 and recorded in Book _____, page _____.

Above land conveyed to Modern Homes Construction Company by deed of Walker Owens and Ruby T. Owens dated October 13, 1959 and recorded in Deed Book _____ TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or

in anyway incident or appertaining. TO HAVE AND TO HOLD all and singular, the said Premises unto the said Modern Homes Construction Company, its successors, Heirs and Assigns forever.

AND do hereby bind Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the said Modern Homes Construction Company, its successors, Heirs and Assigns, from and against

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 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 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, and assign the Policy of Insurance to the said Modern Homes Construction Company and in case that or 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 their name, and reimburse themselves 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.

AND IT IS FURTHER AGREED AND COVENANTED, by and between the said parties, that until the debt hereby secured be paid, the said Mortgagor 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 Executors, Administrators 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 I/We the 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, with the interest thereon, if any shall be due, according to the true intent and meaning of the said note and all sums of money provided to be paid by the Mortgagor

Satisfied and paid in full this 5th day of July, 1961. [Signatures and stamps] GREENVILLE COUNTY, S. C. DEED BOOK NO. 1014