

The State of South Carolina,

WILLIAM T. CAMPBELL AND AUDREY
C. CAMPBELL

COUNTY OF GREENVILLE

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

Send Greeting:

WHEREAS, I/We the said *William T. Campbell and Audrey C. Campbell* in and by my (our) certain promissory note bearing date the *17* 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 *Five Thousand Thirty-eight and 56/100* Dollars, payable in *72* successive monthly installments, each of *\$69.98*

\$5038.56 Dollars, except the final installment, which shall be the balance then due, the first payment commencing on the first day of *February*, 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 *William T. Campbell and Audrey C. Campbell* 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 *William T. Campbell and Audrey C. Campbell* 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, part or lot of land, lying and situated in *Oaklawn* Township, County of *Greenville*, State of *South Carolina*, being one lot and portion of the land conveyed to *Bill (William) Chapman* by deed of *H. H. Newton* June 25th, 1945, and of record in the Register of *Mense* Conveyance Office for *Greenville* County in Deed Book *254* at page *317*, and having the following metes and bounds to wit:

"Beginning at an Iron Pin in center of road leading from *Felzer, S. C.* to *Washington Baptist Church*, said iron pin lying North 49 degrees 15 minutes East, 497 feet from the extreme southwesterly corner of land formerly belonging to *H. H. Newton*; thence South 67 East at roximately 150 feet; thence South 30 West 100 feet at roximately; thence North 65 East 150 feet at roximately, thence North 26 East 100 feet approximately to the beginning corner." Above land conveyed to *William T. Campbell and Audrey C. Campbell* by deed of *Bill (William) Chapman* dated *November 3, 1959* and recorded in *Greenville* County Records Deed Book _____ Page _____.

Mortgagors hereby warrant 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, Heirs and Assigns forever.

AND we do hereby bind ourselves 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

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 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 *William T. Campbell and Audrey C. Campbell* 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 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 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 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 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 *William T. Campbell and Audrey C. Campbell* 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