

The State of South Carolina,

Thos. C. Parnell.

COUNTY OF GREENVILLE

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

Send Greeting:

WHEREAS I/We the said Thos. C. Parnell in and by my (our) certain promissory note bearing date the 5 day of January A.D., 19 60 stand firmly held and bound unto the said Modern Homes Construction Company, or order, in the sum of (3606.48) Three Thousand, Six Hundred Dollars, payable in 72 successive monthly installments, each of 50.09 Dollars, except the final installment, which shall be the balance then due, the first payment commencing on the first day of March 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 Thos. C. Parnell 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/ur the said Thos. C. Parnell 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 lot of land in the County of Greenville, State of South Carolina in Grove Township containing 0.87 acres, more or less, according to plat of property of Thos. C. Parnell made by R. K. Campbell dated December 16, 1959 and recorded in the R.M.C. Office for Greenville County in plat Book 00 at page 391 and having, according to said plat, the following metes and bounds, to-wit: Beginning at an iron pin at a stone on a bridge at corner of property of C.G. Gunter and running thence along his property S 71-13 E, 207.3 feet to an iron pin; thence S 29-45 W, 174.3 feet to an iron pin by a pine stump, thence S 89-33 W, 162.8 feet to a point in the center of a unpaved road; thence along the center of said unpaved road, N 7-39 E, 202 feet to an iron pin in the center of said road near a bridge or a paved county road; thence with same, N 53-47 E, 32.4 feet to the point of beginning. This is a portion of the same conveyed to Nannie R. Parnell in deed book 633 at page 377 and is the northermost portion as shown on plat of record in plat book 00 at page 331. The above land conveyed to Thos. C. Parnell by deed of Nannie R. Parnell dated December 18, 1959 and recorded in Deed Book 641, Page 42, Greenville County Registry. Grantors do hereby warrant that this is the first and only encumbrance on this property and that Modern Homes Construction Company built a shell type house on the lot conveyed therein.

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 I do hereby bind myself and my 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 me and my 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 Thos. C. Parnell 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 I or my 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 his 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 Thos. C. Parnell 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

For Assignment see D.C.M. Book 824 Page 79. In Assignments see D.C.M. Book 978 Page 644.

Satisfied & Paid in full this 26th Day of March 1965
Lillian Crane
Rayah DeBorja
Notary Public, Greenville, South Carolina
My Commission Expires Dec. 31, 1965
Modern Homes Construction Company
M. M. DeBorja
Vice President
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W. H. DeBorja
R.M.C. FOR GREENVILLE COUNTY, S.C.
1433 Oldham Ave. Greenville, S.C. 29618