

This Mortgage assigned to Modern Homes Const. Co.
Assignment recorded
in Vol. 1028 of R. E. Mortgage on Page 223

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

The State of South Carolina,

Eugene Reynolds RECORDED 814 PAGE 05
TO

COUNTY OF GREENVILLE

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

Send Greeting:

WHEREAS I/~~We~~ the said Eugene Reynolds
in and by my (~~our~~) certain promissory note bearing date the 15th day of January A.D., 1960, stand
firmly held and bound unto the said Modern Homes Construction Company, or order, in the sum of Four Thousand Two-
Hundred Fifty-Four & 48/100 Dollars, payable in 72 successive monthly installments, each of Fifty Nine and
09/100 (\$59.09) Dollars, except the final installment, which shall be the balance then due, the first payment com-
mencing on the first day of April, 1960, 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 Eugene Reynolds
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 Eugene Reynolds 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 tract
of land situate, lying and being in the County of Greenville, State of South Carolina, and
having according to a plat of property of W. H. and Frances Reynolds, prepared by C. C.
Jones, dated October 16, 1957, recorded at Plat Book TT, page 13, the following metes and
bounds: BEGINNING at an iron pin on the northern side of said property in the center of
a road (which road runs in a southwesterly direction toward the Standing Springs County
Road) and running thence along said road S. 10-06 E. 156.5 feet to an iron pin; thence
turning and running N. 69-10 E 357 feet to an iron pin in the eastern line of property of
Frances R. McQuay (formerly Frances Reynolds); thence N. 31-22 E. 200 feet to an iron pin;
thence S. 74-53 W. 121.7 feet to an iron pin; thence S. 72-10 W. 365.2 feet to an iron
pin, the point of beginning. This is a portion of the property conveyed by V. S. Williams
by deed dated July 2, 1953 and recorded on the same date in the office of the R.M.C. for
Greenville County in Deed Book 481, page 135 to W. H. Reynolds and Frances Reynolds. The
said W. H. Reynolds thereafter died intestate leaving as his sole heirs at law Frances
Reynolds, Eugene Reynolds and Joe Ted Reynolds as evidenced by the Art. 671, File 28 of
the Probate Court for Greenville County. Eugene Reynolds and Joe Ted Reynolds thereafter
conveyed all their right, title and interest to Frances R. McQuay (formerly Frances
Reynolds) by deed recorded at Deed Book _____ on page _____. The above described lot
was conveyed to mortgagor by deed of Frances R. McQuay (formerly Frances Reynolds) dated
Jan. 14, 1958, and recorded in Deed Book 632 on page 111, R.M.C. office Greenville County.
Mortgagor hereby warrants that this is the first and only encumbrance on this property,
and that mortgagor has right to convey same in Fee Simple.

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 succes-
sors, 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 Eugene Reynolds, his
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 Com-
pany 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 Execut-
ors, Administrators or Assigns, may pay said taxes, together with any costs or penalties incurred thereon, or any part there-
of, 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
said Eugene Reynolds 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 31st. day of March 1966.

SATISFIED AND CANCELLED OF RECORD

14 DAY OF April 1966

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 9:40 O'CLOCK A. M. NO. 29558

Modern Homes Construction Company
M. M. DeLoach Vice President
Carolyn B. Gaultt
Jaynell Schomberg

