

This Mortgage Assigned to Modern Homes Finance Co.  
on 16 day of July 1964. Assignment recorded  
in Vol. 968 of R. E. Mortgages on Page 585

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

The State of South Carolina,

L. Alexander

BOOK 818 PAGE 563

TO

MODERN HOMES CONSTRUCTION COMPANY

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Send Greeting:

WHEREAS I/~~We~~ the said **L. Alexander**  
in and by my (~~our~~) certain promissory note bearing date the 9th day of March A.D., 1960, stand  
firmly held and bound unto the said Modern Homes Construction Company, or order, in the sum of Three Thousand  
Three Hundred Seventy-one & 76/100 (\$3371.76) Dollars, payable in 72 successive  
monthly installments, each of \$46.83, except the final installment, which shall be the balance then due, the first pay-  
ment commencing on the first day of May 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 **L. Alexander**  
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 **L. Alexander** 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 real estate in

County, South Carolina as follows:  
*All that certain piece, parcel or lot of land, with improvements thereon,  
situate, lying and being in Greenville Township, Greenville County, South  
Carolina:*

*On the Southeast side of Arden Street Extension, and being known and desig-  
nated as Lot No. 4-a of the property of W. C. Holcombe, et al, as shown on  
plat thereof made by J. C. Hill, L.S., on June 23, 1948, and recorded in the  
R.M.C. office for Greenville County in Plat Book U, at page 107, and having  
the following metes and bounds, to-wit:*

*BEGINNING at an iron pin at the rear corner of Lot No. 4, in line of Lot No.  
3, which point is 122 feet Southeast from Arden Street extension, and running  
thence along the line of Lot No. 3, S. 36-30 E. 85 feet to an iron pin at the  
rear corner of Lot No. 3; thence along a fence as the line, S. 64-00 E. 50.5  
feet to an iron pin; thence N. 36-30 W. 76 feet to an iron pin 122 feet south-  
east of Arden Street extension, rear corner of Lot No. 4; thence along the rear  
line of Lot No. 4, N. 54-30 E. 50 feet to the beginning corner.*

*The above described property is a portion of the tract of land conveyed to W.  
C. Holcombe by Perry Holcombe by deed dated December 18, 1911 and recorded in  
the R.M.C. office for Greenville County in Vol. 26, page 51. See also judg-  
ment roll E-8720 for construction of deed of H. W. Hunt to Perry Holcombe, da-  
ted Aug. 28, 1899 and recorded in the R.M.C. office for Greenville County  
in Vol. FFF, page 651.*

*Above land conveyed to L. Alexander by deed of George W. Holcombe, Rosa H.  
Evans, Lucille H. Smith, et al, dated August 24th, 1948, and recorded in Deed \**

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 **L. Alexander, 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, **L. Alexander** 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

Mortgage Assigned to Print Nath. Mendy of Atlanta, Jr.  
17 day of July 1964. Assignment recorded  
in Vol. 968 of R. E. Mortgages on Page 586

In Assignment see R. E. M. Book 816 Page 544.  
In Assignment see R. E. M. Book 826 Page 545.