

This Mortgage Assigned to *Modern Homes Finance Co.*  
on 23 day of April 1965. Assignment recorded  
in Vol. 997 of R. E. Mortgages on Page 376

BOOK 824 PAGE 443

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

The State of South Carolina,

Alden V. Salvo, Sr. and wife,  
Rutilla Salvo

TO

MODERN HOMES CONSTRUCTION COMPANY

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Send Greeting:

WHEREAS ~~we~~ We the said Alden V. Salvo, Sr. and wife, Rutilla Salvo in and by ~~us~~ (our) certain promissory note bearing date the 11th day of May A.D., 1960, stand firmly held and bound unto the said Modern Homes Construction Company, or order, in the sum of *One Thousand Six Hundred Fifty & no/100 (\$1650.00)* Dollars, payable in 60 successive monthly installments, each of \$ 27.50, except the final installment, which shall be the balance then due, the first payment commencing on the first day of August, 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 ~~we~~ We the said Alden V. Salvo, Sr. and wife, Rutilla Salvo 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 Alden V. Salvo, Sr. & wife, Rutilla Salvo 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 Greenville County, South Carolina as follows:

All that piece, parcel or lot of land, with improvements thereon, near Cleveland, State of South Carolina, being known and designated as Lot No. 174, of a subdivision known as Wonderland Range, as shown by a Plat thereof, dated February 1952 recorded in the R.M.C. office for Greenville County in Plat Book BB, at page 29, and having according to said plat the following metes and bounds,, to-wit:

BEGINNING at an iron pin on N. Skyland Drive joint front corners of Lots Nos. 152 and 174 and running thence along the line of said lots, S. 15-45 E. 167.5 feet to iron pin rear corner of Lots Nos. 152-A and 171; thence running with rear line of Lot 171, N. 71-06 E. 75 feet to iron pin rear corner of Lot 173; thence running with line of said lot, N. 15-45 W. 150.6 feet to iron pin on North Skyland Drive; thence running with said Drive, S. 83-50 W. 76.5 feet to iron pin at point of beginning.

Above land conveyed to Alden V. Salvo, Sr. and wife, Rutilla Salvo, by deed of M. W. Fore, dated May 15th, 1959, and recorded in Deed Book 625, page 198, Greenville County, Registry.

Mortgagors hereby warrant that this is the first and only encumbrance on this property and that Modern Homes Construction Company built shell type house on the land conveyed herein and that mortgagors have right to convey said property 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 successors, Heirs and Assigns forever.

AND we do hereby bind ourselves and our 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 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 Alden V. Salvo, Sr. and wife, their 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 us 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 ~~we~~ We the Alden V. Salvo, Sr. & wife, Rutilla Salvo 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 + paid in full this 3rd day of May, 1965  
Modern Homes Finance Company

W. M. Sedlacek, Vice Pres

Witness: *[Signature]*

*[Signature]*



SATISFIED AND CANCELLED OF RECORD

10 DAY OF June 1965

Ollie F. [Name]

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

10226 GLOCK A. V. NO. 31572

For Assignment see O. E. M. Book 831 Page 370.  
For Assignment see O. E. M. Book 831 Page 373.  
The First Natl. Bk. of Atlanta, as Sr.  
28 April 64 957 488