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

The State of South Carolina,

Thomas Edwards, Jr.

TO

MODERN HOMES CONSTRUCTION COMPANY

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Send Greeting:

WHEREAS I/~~WE~~ the said Thomas Edwards, Jr. in and by my (~~our~~) certain promissory note bearing date the 8th day of June A.D., 1960, stand firmly held and bound unto the said Modern Homes Construction Company, or order, in the sum of (\$ 2,926.00) Two Thousand, Nine Hundred, Twenty-six and 08/100 Dollars, payable in 72 successive monthly installments, each of \$40.64, except the final installment, which shall be the balance then due, the first payment commencing on the first day of September, 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 Thomas Edwards, Jr. 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 Thomas Edwards, Jr. 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 certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in Greenville County, State of South Carolina, containing 3 acres, more or less and is part of Deed Book 501, Page 533. BEGINNING at iron pin, on now, or formerly D. A. Lister which point is N38-10-E 241.4 feet more or less, from old iron pin, Sudduth corner running thence N 38-10E 430.0 ft. to old iron pin with now, or formerly D. A. Lister line; thence with old road, N24-45W 107 ft to iron pin; thence N41-45W 200 ft. to nail, intersection of old and new road; thence leaving old road (iron pin reference at S 38-10 W 33 ft.) S 38-10 W 450 ft. to iron pin; thence S 40 E 299 ft. to the BEGINNING. For further reference see plat of survey for Irene Solsbee by J. Q. Bruce registered Surveyor dated 8-21-1959. Above land conveyed to Thomas Edwards, Jr. by deed of Irene Solsbee, dated August 21, 1959 and recorded in Deed Book 651, Page 276, Greenville County Registry. Mortgagor hereby warrants that this is the first and only encumbrance on this property and that Modern Homes Construction Company built a shell type house on the land conveyed herein and that mortgagor has 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 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 Thomas Edwards, Jr. 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 said, Thomas Edwards, Jr. 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

Vertical handwritten text on the right margin, possibly a signature or date.