

Mae Gertrude Tucker

TO BOOK 834 PAGE 51

The State of South Carolina,

MODERN HOMES CONSTRUCTION COMPANY

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Send Greeting:

WHEREAS I/~~we~~ the said Mae Gertrude Tucker in and by my ~~(xxx)~~ certain promissory note bearing date the 22nd day of August A.D., 1960, stand firmly held and bound unto the said Modern Homes Construction Company, or order, in the sum of (\$2061.18)

Two Thousand, Sixty-one and 18/100 Dollars, payable in 66 successive monthly installments, each of \$ 31.23, except the final installment, which shall be the balance then due, the first payment commencing on the 15th day of November, 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 Mae Gertrude Tucker 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 Mae Gertrude Tucker 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 85' X 210' lot of land, with improvements thereon, situate, lying and being in Parish Mountain Township, Greenville County, State of South Carolina; Beginning 210' from Bobby R. Watson's SE corner in a Northerly direction, thence with Bobby R. Watson's old line along a Public Road 85' in a Northerly direction to a new corner, thence a new line 210' in a Westerly direction to a new corner; thence 85' in a Southerly direction to a new corner; thence 210' in a Easterly direction to the Beginning and Bounded on the North, South and West by other lands of Bobby R. Watson, East by a Public Road and Being a part of that certain (12.42) acres, more or less, conveyed to Bobby R. Watson by deed of J. H. Strickland, dated September 27, 1957 and recorded in Deed Book 585, Page 241, in the office of the R. M. C. for Greenville County, South Carolina.

Above land conveyed to Mae Gertrude Tucker by deed of Bobby R. Watson dated August 19, 1960 and recorded in Deed Book \_\_\_\_\_, Page \_\_\_\_\_, 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 Mae Gertrude Tucker her 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 her 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, Mae Gertrude Tucker 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

The First Natl. Bank of Atlanta, W.  
28 April 64  
957  
For Assignment See R. M. C. Book 840 Page 397.  
For Assignment See R. M. C. Book 840 Page 400.  
For Assignment See R. M. C. Book 840 Page 403.

SATISFIED AND CANCELLED OF RECORD

77 DAY OF July 1964  
Ollie Farnsworth

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

AT 4:00 O'CLOCK P. M. NO. 21-56

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 5 PAGE 520