

This Mortgage Assigned to Modern Homes Finance Co.
on 17 day of Oct. 19 66. Assignment recorded
112 of R. E. Mortgages on Page 427

FILED

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

The State of South Carolina,

Billy D. Green

TO

COUNTY OF GREENVILLE

MODERN HOMES CONSTRUCTION COMPANY

Mrs. Ollie Farnsworth

TO ALL WHOM THESE PRESENTS MAY CONCERN: B M G

Send Greeting:

WHEREAS I/~~we~~ the said **Billy D. Green**
in and by my (~~own~~) certain promissory note bearing date the 31st day of August A.D., 19 60, stand
firmly held and bound unto the said Modern Homes Construction Company, or order, in the sum of **(\$5056.56)**

Five Thousand, Fifty-six and 56/100, Dollars, payable in 72 successive
monthly installments, each of \$ 70.23, except the final installment, which shall be the balance then due, the first pay-
ment commencing on the first day of November, 19 60, 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 **Billy D. Green**
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 **Billy D. Green** 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, situate, lying and being
in the County of Greenville, State of South Carolina, Bates Township, on the South side of
Rochester Road, having, according to a plat of survey made by R. B. Bruce, surveyor, July,
1960, the following courses and distances, to-wit:

BEGINNING at a point in the center of said Rochester Road and Running S 37-04 E, 90 feet
to an iron pin; thence S 31-45 W, 485.7 feet to an iron pin; thence N 39-45 W, 114.5 feet
to an iron pin; thence N 06-44 W, 351 feet to a point in the center of said Rochester Road;
thence with center of said road, N 86-00 E, 200 feet to a point; thence continuing with
said road N 73-34 E, 121.2 feet to the point of beginning, containing 2.3 acres, more or less.
The above described property is a portion of the same conveyed to James C. Rochester by
deed of Mary L. Thompson and B. E. Thompson, October 22, 1954, recorded in the R. M. C.
Office for Greenville County in Book 526, page 373, and may be subject to any right-of-
way or easements previously conveyed.

Above land conveyed to Billy D. Green by deed of James C. Rochester dated July 30, 1960
and recorded in Deed Book 656, Page 112, 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 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 **Billy D. Green**
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, **Billy D. Green** 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 28th day of October 1966.

*Modern Homes Finance Company
M. M. De Loach Vice President
Witness Iona C. Dougherty
Faynell Schomberg*

SATISFIED AND CANCELLED OF RECORD
6 DAY OF Sept. 19 68
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:08 O'CLOCK A. M. NO. 5769

*For assignment see R. E. M. Book 849 Page 51.
For assignment see R. E. M. Book 849 Page 52.
For assignment see R. E. M. Book 849 Page 53.
For assignment see R. E. M. Book 870 Page 54.*