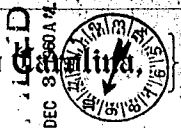


Assigned to *Modern Home Finance Co.*
15 Sept 1965 Assignment recorded
1011 of R. E. Mortgages on Page 97

MORTGAGE OF REAL ESTATE TO SECURE NOTE WITH INSURANCE TAX
AND ATTORNEY'S FEES CLAUSES 843 and 617

The State of South Carolina
COUNTY OF GREENVILLE
Clarence Jr. Burgess
TO
MODERN HOMES CONSTRUCTION COMPANY



TO ALL WHOM THESE PRESENTS MAY CONCERN:

Send Greeting:

WHEREAS I, the said Clarence Jr. Burgess
in and by my ~~own~~ certain promissory note bearing date the 23rd day of November, A.D., 1960, stand
firmly held and bound unto the said Modern Homes Construction Company, or order, in the sum of (\$3906.72)
Three Thousand, Nine Hundred, Six and 72/100 Dollars, payable in 72 successive
monthly installments, each of \$54.26, except the final installment, which shall be the balance then due, the first pay-
ment commencing on the 1st day of February, 1961, and on the 1st 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, the said Clarence Jr. Burgess
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, the said Clarence Jr. Burgess 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 lot of land, with improvements thereon, situated, lying
and being in Greenville County, State of South Carolina, Gantt Township, more particularly
described by plat of Otis Scott, with metes and bounds as follows, according to said plat:
BEGINNING at I. P. on Stanton Bridge Road running in an Easterly line 147.6 feet bound by a
dirt road to an I. P.; thence 147.6 feet North to I. P.; thence 147.6 feet back to a point
on the Stanton Bridge Road; thence 147.6 feet along Stanton Bridge Road in a Southwardly
direction to the Beginning, containing .50 acres, more or less.
This instrument is made under the authority vested in Otis Scott as Executor of the last will
and testament of R. D. Smith, deceased, on file in the Office of Probate Court for Greenville
County, in apartment 388, file 6.
Above land conveyed to Clarence Jr. Burgess by deed of Otis Scott dated November 16, 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
averts 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 Clarence Jr. Burgess,
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
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 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, the
said, Clarence Jr. Burgess 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

First Natl. Bank of Atlanta, Ga.
1964
Vol. 2, p. 311

For Assignment see B. C. M. Book 851 Page 486
For Assignment see B. C. M. Book 851 Page 487
For Assignment see B. C. M. Book 851 Page 488
For Assignment see B. C. M. Book 851 Page 489

Satisfied and paid in full this
29th day of September, 1965
Jane C. Dougherty
Jaynell Schomburg
Notary Public, Virginia State at Large
my Commission expires Dec. 28, 1965
Modern Home Finance Company
W. M. DeLoach
Vice President

CLASSIFIED AND CANCELLED OF RECORD
18 DAY OF Oct. 1965
Ollie Farnsworth
FOR GREENVILLE COUNTY, S. C.
11:32 OCTOBER 2, 1965