

The State of South Carolina

COUNTY OF GREENVILLE AUG 21 1961 MODERN HOMES CONSTRUCTION COMPANY

TO ALL WHOM THESE PRESENTS MAY CONCERN: Send Greeting:

WHEREAS I/We the said Henry T. Garrison and Janette M. Garrison in and by me (our) certain promissory note bearing date the 1st day of August A.D. 1961 stand firmly held and bound unto the said Modern Homes Construction Company, or order, in the sum of (\$5710.32) Five Thousand Seven Hundred Ten & 32/100 Dollars, payable in 84 successive

monthly installments, each of \$ 67.98 except the final installment, which shall be the balance then due, the first payment commencing on the 15th day of October 19 61 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/We the said Henry T. Garrison and Janette M. Garrison 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 Henry T. Garrison and Janette M. Garrison 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, situate, lying and being in Greenville County, State of South Carolina, on the Southwest side of the White Horse Road and having, according to plat of Property of J. L. Batson, made by Carolina Surveying & Mapping Co. and dated April 11, 1955, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of the White Horse Road, said iron pin being 37.5 feet from the center of the White Horse Road and 800 feet, more or less, from the intersection of Old Grove Road and White Horse Road, and running thence along Garrison line S 4-30 W 200 feet to an iron pin corner of Peden property; thence along Peden property line S 76-14 E 80 feet to an iron pin; thence, still along Peden property, N 4-30 E 200 feet to an iron pin on the Southwest side of White Horse Road; thence running along the Southwest side of White Horse Road N 76-14 W 80 feet to the Beginning point.

Above land conveyed to Henry T. Garrison and Janette M. Garrison by deed of J. L. Batson, dated April 16, 1955 and recorded in Deed Book 523, page 153, Greenville County Registry.

Mortgagors hereby warrant that this is the first and only encumbrance on this property and avers that Modern Homes Construction Company built a 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 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 us and our 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 Henry T. Garrison and Janette M. Garrison, the 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 we, 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 by this mortgage shall 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 I/We the said, Henry T. Garrison and Janette M. Garrison, shall and will 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 27 day of September 1968. Modern Homes Finance Company Mr. M. DeLoach Vice President Witness Emily M. Sisk Faynell Schomburg

SATISFIED AND CANCELLED OF RECORD 7 DAY OF Oct 1968 Ellie Farnsworth R. M. C. FOR GREENVILLE COUNTY, S.C. AT 2:00 ON NOV 9 1968 8727

For Assignment see O. G. N. Book 870 page 578 This Mortgage Assigned to ... Assignment recorded ... of R. E. Mortgagor on ...