

FILED

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

The State of South Carolina,

Pearl Workman 888 P. 533  
TO

COUNTY OF GREENVILLE, MODERN HOMES CONSTRUCTION COMPANY

TO ALL WHOM THESE PRESENTS MAY CONCERN: Mrs. Ohio Farnsworth Send Greeting

WHEREAS I/WE the said Pearl Workman in and by my (our) certain promissory note bearing date the 6th day of September A.D. 1961 stand firmly held and bound unto the said Modern Homes Construction Company, or order, in the sum of (\$4414.08)

Four Thousand Four Hundred Fourteen & 08/100 Dollars, payable in 96 successive monthly installments, each of \$ 45.98 except the final installment, which shall be the balance then due, the first payment commencing on the first day of November 19 61, 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 Pearl Workman 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 Pearl Workman 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 tract or lot of land, with improvements thereon, situate, lying and being in Oaklawn Township, Greenville County, State of South Carolina, containing 1/2 acre, more or less, and being a portion of Tract No. 7 as shown on plat of the Property of Robert Arnold Plat being made by C. C. Riddle in June, 1952 and by Deed to Mary D. Jenkins recorded in M.C. Office for Greenville County, South Carolina in Deed Book 669, page 465.

BEGINNING at a stake, corner of property now owned by Mary D. Jenkins, center line of 25' easement (dirt road), thence S 34-19 E 57 feet to iron pin, joint corner of Jenkins and GoodJohn; thence along and with GoodJohn line-N 27-01 E 108 feet to a stake; thence N 24-19 W 82 feet to stake, center line of above said dirt road; thence along and with dirt road S 27-01 W 105 feet to point of Beginning, containing 1/2 acre, more or less and bounded on the Northeast and Southwest by Mary D. Jenkins, on the Southeast by GoodJohn and on the Northwest by dirt road.

There being a 25 foot easement (dirt road) for ingress & egress from County dirt road according to above mentioned plat and same being made a part of this deed. Above land conveyed to Pearl Workman by deed of Mary D. Jenkins dated July 27, 1961 and recorded in Deed Book 882, page 73, Greenville County Registry.

Mortgagor hereby warrants that this is the first and only encumbrance on this property and avers that Modern Homes Construction Company built a single 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 Pearl Workman, 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, 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, Pearl Workman 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

For Assignment by O. C. M. 887 & 870 Page 191  
For Assignment by O. C. M. 882 & 871 Page 191

Submitted and paid in full this 17 day of  
October 1961  
Gladys Evans World Acceptance Corporation  
Vice President  
J. W. Randall  
John A. Reiser



SATISFIED AND CANCELLED OF RECORD  
DAY OF February 19 70  
Ohio Farnsworth  
R. V. C. FOR GREENVILLE COUNTY, S. C.  
AT 2:54 O'CLOCK P. M. NO. 16045