

MORTGAGE OF REAL ESTATE TO SECURE NOTE WITH INSURANCE TAX
AND ATTORNEY'S FEES CLAUSES
APR 19 1962

887 479

Mrs. Ollie Farnsworth Calvin Brown and
Nellie Grover
TO

The State of South Carolina

MODERN HOMES CONSTRUCTION COMPANY

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Send Greetings

WHEREAS We the said Calvin Brown and Nellie Grover
in and by ~~us~~ (our) certain promissory note bearing date the 3rd day of March A.D. 19 62, stand
firmly held and bound unto the said Modern Homes Construction Company, or order, in the sum of (\$4263.84)

Four Thousand Two Hundred Sixty-three & 84/100 Dollars, payable in 108 successive
monthly installments, each of \$ 39.48, except the final installment, which shall be the balance then due, the first pay-
ment commencing on the 15th day of April, 19 62, and on the 15th 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 We the said Calvin Brown and Nellie Grover
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 ~~us~~ the said Calvin Brown and Nellie Grover 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 tract, parcel or lot of land, with improvements thereon, situate,
lying and being in Oneal Township, Greenville County, State of South Carolina.

BEGINNING at an iron stake on the South side of Old Log Ford Road (also known as Pine
Log Road) said stake being at the Eastern end of the Enoree River Bridge, said bridge
being one mile East of the intersection of Old Log Ford Road and the Enoree Road which
also intersects with Highway 25 at a point 2 1/2 miles West of the intersection of said
Log Ford Road. Running from said stake in an Easterly direction 600 feet along Old
Log Ford Road to an iron stake, said stake being 686 feet West of a light pole No.
QJ 19; thence running in a Southerly direction 200 feet to an iron stake; thence run-
ning in a Westerly direction 550 feet to an iron stake on the bank of the Enoree River;
thence running along the bank of the Enoree River in a Northerly direction 200 feet to
the point of the beginning.

Being a portion of that part, parcel or tract of land conveyed to Calvin Brown by deed
of Homer Styles, dated the 22nd day of May, 1940 and recorded in the office of the
Register of Mesne Conveyances for Greenville County in Deed Book 222 at page 106. Above
land conveyed to Calvin Brown and Nellie Grover by deed of Calvin Brown, dated February
9, 1962 and recorded in the office of the Register of Mesne Conveyances for Greenville
County in Deed Book 696 at page 359.

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 succes-
sors, 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 Calvin Brown and Nellie Grover,
their 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 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 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 Execu-
tors, 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 We the
said, Calvin Brown and Nellie Grover 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

FORM 600-15 (1-1-61)

See P. E. M. Book 896 Page 255
This Mortgage Assigned to Street, N. B. Book of Atlanta, Ga.
in 2d. City of Atlanta 1962. Assignment recorded
in 414 of N. E. Mortgages on Page 255

19 62 Oct.
J. 1129 E. Inman
attest
Nellie M. Smith
Deputy

Ollie Farnsworth
3:00 P. 11459