

FILED
JUN 25 1962
WILLIAMSON

BOOK 893 PAGE 555

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

THE STATE OF GEORGIA
COUNTY OF LOWNDEN
TO ALL WHOM THESE PRESENTS MAY CONCERN: MODERN HOMES CONSTRUCTION COMPANY,
TO MODERN HOMES FINANCE COMPANY

Whereas The said MODERN HOMES CONSTRUCTION COMPANY, a Florida Corporation with its principal office located at Valdosta, Georgia, hereinafter referred to as Mortgagor, and by its certain promissory note bearing date the 11th day of June A.D. 1962, stands firmly held and bound unto the said MODERN HOMES FINANCE COMPANY of Montgomery, Alabama, hereinafter referred to as mortgagee, or order, in the sum of Five Thousand Eight Hundred Twenty-nine and 84/100----- Dollars (\$ 5,829.84), payable in 108 successive monthly installments, each of \$ 53.98, the first payment commencing on the 15th day of June 19 62, 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 the said Mortgagor for and in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note and also in consideration of the further sum of THREE DOLLARS to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents DOES GRANT, bargain, sell and release unto the Mortgagee, its successors, and assigns, certain real estate in Greenville County, South Carolina, described as follows:

All that 105 foot square lot, piece or parcel of land located and being situate in Gantt Township, Greenville County, South Carolina, with sites and bounds as follows: BEGINNING 420 feet SE from pin in Stanton Bridge Road and on the Northern boundary line of that certain 4.55 acres, more or less, owned by John L. Mayes and Edith S. Mayes; bounded on the NE by lands of or formerly of R. D. Smith whereon it measures 105 feet; on the SE, SW, and NW by lands of Otis Scott whereon it measures 105 feet on each side; and contains one-half (1/2) acre, more or less.

Above land is a part of that certain 4.55 acres more or less conveyed to Otis Scott by deed of Surie H. Smith and Ethel S. Jones, Executrices of the Will of R. D. Smith, dated November 12, 1956 and recorded in Volume 396, page 279, Records of Greenville County, South Carolina.

This is the same property as conveyed to Modern Homes Construction Company by Master's Deed dated February 19, 1962, and recorded in Volume 693, page 275, Records of Greenville County, South Carolina.

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 Mortgagee, its successors and assigns forever

AND The Mortgagor does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said Premises unto the said Mortgagee, its successor and assigns, from and against its successors 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 Mortgagor, its successors and assigns, 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 Mortgagee and in case that it shall, at any time, neglect of fail so to do, then the said Mortgagee may cause the same to be insured in its name, and reimburse itself 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.

This Mortgage Assigned to The First National Bank of Atlanta, on the 19th day of Dec. 1968, in Vol. 14858 of R. E. Mortgages on Page 346

Satisfied and paid in full this 25 day
of November 1968.
The First National Bank of Atlanta
By: J. L. Hill Senior Corporate Trust Officer
By: Frank L. Rozelle Jr. Asst. Corporate Trust Officer
Witness - Juanita Hillis
Notary Public Lynn C. Miller

NOTARIAL SEAL

RECORDED AND CANCELLED OF RECORD
19 DAY OF Dec. 68
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S.C.
AT 9:30 AM 14858