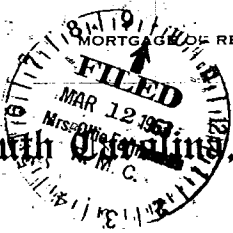


MORTGAGE OF REAL ESTATE TO SECURE NOTE WITH INSURANCE TAX AND ATTORNEY'S FEES CLAUSES



Perry Lindsey Anders and wife, Bonnie Marie Anders

The State of South Carolina

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MODERN HOMES CONSTRUCTION COMPANY

Send Greeting:

WHEREAS I/we the said Perry Lindsey Anders and wife, Bonnie Marie Anders in and by my (our) certain promissory note bearing date the 24th day of September A.D. 1962, stand firmly held and bound unto the said Modern Homes Construction Company, or order, in the sum of (\$6909.84) Six Thousand, Nine Hundred, Nine and 84/100 Dollars, payable in 108 successive monthly installments, each of \$63.98 fifteenth Dollars, except the final installment, which shall be the balance then due, the first payment commencing on the 15th day of December 1962, 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 I/we the said Perry Lindsey Anders and wife, Bonnie Marie Anders 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 Perry Lindsey Anders and wife, Bonnie Marie Anders in the said note and only 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

All that part, parcel or lot of land, with improvements thereon, situate, lying and being in Paris Mountain Township, in the County of Greenville, State of South Carolina. Being on the North side of McElhane Road .4 miles East of wherein McElhane Road intersects with the East side of Highway S-23-132, said intersection being 3/4 mile North of the intersection of Highway S-23-132 and Highway S-23-109 at a point 7 miles Northwest of Greenville, South Carolina.

BEGINNING at an iron nail pin in the center of McElhane Road and running thence North 30 West 156.8 feet to an iron stake; thence running with the land line of Zupan North 18-20 East 488.4 feet to an iron stake; thence running South 20-30 East 422 feet to an iron stake in the center of McElhane Road, said line running across BRAC #6 Utility Pole; thence running with the center of McElhane Road South 45-30 West 299.6 feet to the point of the beginning.

Above land conveyed to Perry Lindsey Anders and wife, Bonnie Marie Anders by deed of Ruby Phillips Raines dated the 1st day of July, 1958, and recorded in the R. M. C. Office for Greenville County in Deed Book 602 at page 284.

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 of 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 Perry Lindsey Anders and wife, Bonnie Marie Anders, 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 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 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 if I/we the said, Perry Lindsey Anders and wife, Bonnie Marie Anders, do and shall well and truly pay, or cause to be paid, unto the said Modern Homes Construction Company the said debt of 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

This Mortgage Assigned to Commercial Discount Corp. on 27 day of Feb. 1962 in Vol. 916 of R. E. Mortgages on Page 41

SATISFIED AND CANCELLED BY REC'D DAY OF July 1962 R. M. C. FOR GREENVILLE COUNTY, S. C. No. 916-41