

This Mortgage Assigned to L.A.C. Iron-Works Acceptance Corp.
on 25 day of Nov. 1968. Assignment recorded
in Vol. 1112 of R. E. Mortgages on Page 129

The State of South Carolina,

J. W. Clark
TO
MODERN HOMES CONSTRUCTION COMPANY

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Send Greeting:

WHEREAS I/~~WE~~ the said J. W. Clark
in and by my ~~(XXX)~~ certain promissory note bearing date the 15th day of January A.D., 1963, stand
firmly held and bound unto the said Modern Homes Construction Company, or order, in the sum of (\$6549.92)
Six Thousand, Five Hundred, Forty-nine & 92/100 , Dollars, payable in 104 successive
monthly installments, each of \$ 62.98 , except the final installment, which shall be the balance then due, the first pay-
ment commencing on the 15th day of April , 1963, 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 J. W. Clark
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 J. W. Clark 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 part, parcel or lot of land, with improvements thereon, situate, lying and
being in Chick Springs Township, County of Greenville, State of South Carolina, being
on the East side of an unnamed county dirt road .3 miles North of wherein the said
unnamed county dirt road intersects with the North side of Reid School Road 2.2 miles
West of wherein the said Reid School Road intersects with the West side of Highway #29
at a point 6 miles North of Greenville, South Carolina.

BEGINNING at an iron stake on the East side of said unnamed county dirt road, said
stake being 1,584 feet North of the Common land line of J. W. Clark and Ralph M. Jones
and running thence in an easterly direction 375 feet to an iron stake; thence running
in a northerly direction parallel with said dirt road 125 feet to an iron stake; thence
running in a westerly direction 375 feet to an iron stake on the East side of said
unnamed dirt road; thence running along the East side of said dirt road in a southerly
direction 125 feet to the point of the beginning.

Being a portion of a 32 1/2 acre tract of land conveyed to J. W. Clark by deed of T. G.
Jones dated the 21st day of February, 1957 and recorded in the R. M. C. Office for
Greenville, County in Deed Book 587 at page 302.

Mortgagor hereby warrants 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 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 succes-
sors, 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 J. W. Clark,
his 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 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 his 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 Execut-
ors, 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 I/~~WE~~ the
said, J. W. Clark 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, in accordance with 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 Modern Homes Construction Co.
on 10 day of June 1964. Assignment recorded
in Vol. 969 of R. E. Mortgages on Page 423

This Mortgage Assigned to Modern Homes Construction Co.
on 6 day of July 1964. Assignment recorded
in Vol. 969 of R. E. Mortgages on Page 425