

The First National Bank of Atlanta, Ga.  
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GREENVILLE 0026-0018  
MAY 8 3 14 PM 1963 MORTGAGE OF REAL ESTATE TO SECURE NOTE WITH INSURANCE TAX  
AND ATTORNEY'S FEES CLAUSE 921. PAGE 389

The State of South Carolina,  
COUNTY OF GREENVILLE

Bobby Gresham and Betty K. Gresham  
TO  
MODERN HOMES CONSTRUCTION COMPANY  
P. O. Box 1331, Valdosta, Georgia

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
WHEREAS I/We, the said Bobby Gresham and Betty K. Gresham  
in and by my (our) certain promissory note bearing date the 7th day of May A.D., 1963  
are indebted to the said Modern Homes Construction Company, or order, in the sum of  
Eight thousand nine hundred and ninety-seven & 12/100 (\$8,997.12) Dollars, payable, in  
144 successive monthly installments, each of \$ 62.48 with the first payment commencing on the 15th day  
of July 1963 and payable on the same 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 Bobby Gresham and Betty K. Gresham  
for and in consideration of the said debt and sum of money aforesaid, and for 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 in hand well and truly paid by the said Modern Homes Construction Company at and  
before the sealing and delivery of the 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, certain real estate in Greenville County, South Carolina, as follows:  
All that certain piece, parcel, or lot of land, with improvements thereon, in  
Grove Township, Greenville County, State of South Carolina, on the western side  
of S. C. Road No. 84, and, in part, according to a survey and plat of the W. E.  
Holcomb's property made by C. O. Riddle, R.L.S., February 5, 1957, having the  
following notes and bounds, to-wit:  
BEGINNING at a point in the center of said S. C. Road No. 84, joint front corner  
with property now, or formerly, belonging to Jerry Robinson and Jean Robinson,  
and running thence along the southern line of said Robinson property, S. 73-30 W.  
209 feet to a point, joint corner with George H. King and Ruby T. King's land, then  
new line, S. 20-00 E. 104.5 feet along line of said property of George King, to  
a point; thence continuing along line of said other property of George King, new  
line, N. 73-30 E. 209 feet to a point in the center of said S.C. Road No. 84;  
thence N. 20-00 W. 104.5 feet along the center of said Road No. 84 to the point  
of beginning, 1 p. at 21.2 feet and containing One-half (1/2) of an acre, more  
or less.  
The above land conveyed to Bobby Gresham and Betty K. Gresham by Deed of George  
H. King and Ruby T. King dated the 16th day of March, 1963 and recorded in deed  
book at page in the R.M.C. office for Greenville County.  
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 be-  
longing, 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 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,  
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 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 Bobby Gresham and Betty K.  
Gresham, 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, with extended coverage in the  
amount of \$ 5,400.00 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 Construc-  
tion Company 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 per centum (6%), 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 successors 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, Bobby Gresham and Betty K. Gresham 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, according to the true intent and meaning of said note and all sums of money provided to be paid by the

(TUMBLE)

Modern Homes Construction Co.  
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Commercial Substant Corp.  
May 1963  
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